Commonwealth of Virginia

Robb, Jaime Bauer <jaime.robb@deq.virginia.gov>

VWP 19-2036 - Wegmans Distribution Center - Request for Additional Information

1 message

Robb, Jaime Bauer <jaime.robb@deq.virginia.gov> Fri, Sep 18, 2020 at 4:36 PM
To: doug.viets@wegmans.com
Cc: "Jones, Bryan (DEQ)" <bryan.jones@deq.virginia.gov>, "Holley, Elaine K CIV USARMY CENAO (US)" <elaine.k.holley@usace.army.mil>, "Miller, Todd M CIV USARMY CENAO (USA)" <Todd.M.Miller@usace.army.mil>, Matt Neely <Matt.Neely@timmons.com>

Mr. Viets,

Please find attached a letter requesting additional information for the proposed project. If you have any questions, feel free to contact me.

Sincerely,
Jaime Robb

Jaime Robb |DEQ - PRO VWP and Stormwater Manager | 804-527-5086| jaime.robb@deq.virginia.gov

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
PIEDMONT REGIONAL OFFICE
4949-A Cox Road, Glen Allen, Virginia 23060
(804) 527-5020 Fax (804) 527-5106
www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

James J. Golden
Regional Director

September 18, 2020

Wegmans Food Markets, Inc.
Attn: Mr. Douglas Viets
1500 Brooks Avenue, P.O. Box 30844
Rochester, NY 14603-0844

Transmitted electronically to: doug.viets@wegmans.com

RE: Joint Permit Application Number 19-2036
Wegmans Distribution Center, Hanover County, Virginia
Additional Information Request Letter

Dear Mr. Viets:

The Virginia Department of Environmental Quality (DEQ) received your additional information response for the above-referenced project on September 15, 2020. For purposes of this letter, the impact map entitled "Project Tiger, Hanover County, Virginia – Figure 5: Preliminary Jurisdictional Waters of the U.S. Impacts Map" Sheets 1 through 5 dated November 20, 2019, last revised on December 19, 2019 and drawn by Timmons Group is referred to as "Previous Impact Map," while the impact map entitled "Wegmans Distribution Center, Hanover County, Virginia, Wetlands and Waters Impacts Map" Sheets 1 through 5 dated September 8, 2020 and drawn by Timmons Group is referred to as the "September 8, 2020 Impact Map."

DEQ is requesting the following additional information in order to continue reviewing the Virginia Water Protection permit application for the proposed project:

1. In accordance with 9 VAC 25-210-80 B 1.g, please provide the DCR search results for off-site Alternative 1 (Flippo Site). Currently, it appears that the search criteria were provided, but not the results of the search.

2. In accordance with 9 VAC 25-210-80 B 1.g, please provide additional information for Alternative 4 (Graymont Site) explaining why a retaining wall is necessary for construction on the site.

3. In accordance with 9 VAC 25-210-80 B 1.g, please provide additional details explaining the construction costs associated with development of each alternative site and the

preferred site, including how each cost estimate was determined, a comparison of each alternative to the preferred site, and a statement as to whether each alternative is practicable based on cost associated for this type of construction project.

4. In accordance with 9 VAC 25-210-80 B 1.h, it appears that individual impact area totals at Impacts 3A, 6, 8A, 12, 13,14,19, and 20 have changed from the Previous Impact Map to the September 8, 2020 Impact Map. Please explain these changes.

5. In accordance with 9 VAC 25-210-80 B 1.h, Impact 10 appears to be a new impact area on the September 8, 2020 Impact Map. Please provide a narrative description of the impacts proposed to surface waters.

6. In accordance with 9 VAC 25-210-80 B 1.h, there appears to be a UGP line that is proposed to tie into the project area in the eastern portion of the project area. Please describe the proposed UGP, construction activities/methods associated with the UGP, and if any surface water impacts will occur as a result of this proposed UGP line.

7. In accordance with 9 VAC 25-210-80 B 1.h, please provide an analysis demonstrating how secondary impacts will be avoided to remaining surface waters adjacent to Impacts 12, 13, 16, 17, and 20. Additionally, please explain the reasoning for all newly proposed secondary impacts identified on the September 8, 2020 Impact Map.

8. In accordance with 9 VAC 25-210-80 B 1.g., h., & i, there appears to have been a culvert pipe removed at Impact 3B, which appears to be resulting in secondary impacts proposed at Impacts 4A and 4B. Please explain why this culvert has been removed. Were any alternatives considered at this location to prevent secondary impacts to downstream surface waters? If so, please explain why the current proposal is necessary.

9. In accordance with 9 VAC 25-210-80 B 1.i, the limits of disturbance (LOD) appears to have changed in multiple areas on the September 8, 2020 Impact Map. Please identify all areas where the LOD has changed and explain these changes. If any type of proposed grading and/or structures are proposed within the areas where the LOD has changed, please depict all proposed contours and structures.

   Additionally, please ensure that the entire LOD is included within the Project Study Limits.

10. In accordance with 9 VAC 25-210-80 B 1.i, if the LOD extends to the project study limits south of Impact 11, please provide a note about that connection to a separate project under a separate permit.

11. In accordance with 9 VAC 25-210-80 B 1.j, please provide revised cross-sectional drawings for each proposed impact area where surface water impacts have changed or where design of infrastructure has changed in the impact areas.

12. In accordance with 9 VAC 25-210-80 B 1.p, an additional permit application fee is required to complete the application. Once the proposed impact information has been determined, DEQ will notify you of the fee amount.

Please be advised that as DEQ continues to review the additional information submitted on September 15, 2020, additional information may still be needed.

Please contact me by phone at (804) 527-5086 or by email at Jaime.Robb@deq.virginia.gov if you have any questions or concerns regarding this request. Thank you for your cooperation in this matter.

Respectfully,

Jaime B. Robb

Jaime B. Robb
Regional Virginia Water Protection Manager

Cc: Matt Neely, Timmons Group – VIA EMAIL
Todd Miller, U.S. Army Corps of Engineers – VIA EMAIL
Elaine Holley, U.S. Army Corps of Engineers – VIA EMAIL
Bryan Jones, DEQ – VIA EMAIL

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September 22, 2020

Ms. Jaime Robb
Regional Virginia Water Protection Manager
Virginia Department of Environmental Quality
4949-A Cox Road
Richmond, Virginia 23236

Re: Joint Permit Application Number 19-2036, Wegmans Distribution Center, Hanover County, Virginia, Additional Information Request Letter (dated 9/18/2020).

Ms. Robb,

Please find responses to the items requested by the Virginia Department of Environmental Quality (DEQ) in an Additional Information Request made via letter on 18 September 2020 regarding the Joint Permit Application for the Wegmans Distribution Center in Hanover County.

In addition to the responses provided for the requested information an updated impacts map, table and compensatory mitigation calculation have been included as well. Due to the inclusion of offsite road improvements, utility tie-ins, and further evaluation of secondary impacts, the following impacts have been added:

20B – 416 sq. ft. of secondary ditch impacts at impact 20 due to likely loss of hydrology

26 – 1,473 sq. ft. of temporary impacts necessary to tie-in to water utility

27 – 48 sq. ft. of permanent PFO impacts for associated road improvements

28 – 250 sq. ft. of ditch impacts for associated road improvements

29 – 29 sq. ft. of permanent PFO impacts for associated road improvements

Comments below from DEQ (blue) with responses (in black):

1. In accordance with 9 VAC 25-210-80 B 1.g, please provide the DCR search results for off-site Alternative 1 (Flippo Site). Currently, it appears that the search criteria were provided, but not the results of the search.

   There were no search results, as shown on the upper right side of the search criteria page included in the previous submittal.

2. In accordance with 9 VAC 25-210-80 B 1.g, please provide additional information for Alternative 4 (Graymont Site) explaining why a retaining wall is necessary for construction on the site.

   Due to the existing topography along with the desired grading to produce a site flat enough for distribution center operations, it was determined that a retaining wall would be required to facilitate a similar proposed grading plan to that of the Air Park site.

The majority of the site plan on Graymont would experience a fall from a topographic high of 185' to 115' necessitating a 40' high wall for site development. The Air Park has been determined to experience a 3' fall through much of the site plan, making a retaining wall unnecessary for site construction.

3. In accordance with 9 VAC 25-210-80 B 1.g, please provide additional details explaining the construction costs associated with development of each alternative site and the preferred site, including how each cost estimate was determined, a comparison of each alternative to the preferred site, and a statement as to whether each alternative is practicable based on cost associated for this type of construction project.

Please see attached matrix and below narratives

Alternative 1 (Flippo) vs. Air Park

Compared to the Air Park site, Alternative 1 is not the practicable alternative for several reasons

- Estimated wetland impacts associated with site development would be approximately the same as those associated with the preferred alternative.
- Offsite utility improvements including a trunk sewer extension that would require boring beneath I-95 would cost approximately $3,250,000. These utility improvements would require easement acquisition, which is not guaranteed and would come at an additional variable cost to the Applicant.
- The site is not currently zoned for the development of a regional distribution center. Rezoning efforts would be both timely and costly to the Applicant with no guarantees that rezoning could be accomplished. The time it takes for that action represents a lost opportunity cost to the Applicant that does not exist for the preferred alternative (which is appropriately zoned), making the Air Park site a preferable location.
- While the estimated surface water impacts and development costs are comparable on both sites, the additional time to rezone, unknown ability and variable costs to acquire appropriate easements, and logistics associated with boring beneath 95 make this alternative less preferable to the Air Park.

Alternative 2 (Blenheim) vs. Air Park

Compared to the Air Park site, Alternative 2 is not the practicable alternative for several reasons:

- Wetland (est.16.4 acres) and stream impacts (2,366 lf) associated with the development of this site in accordance with the necessary programing would be greater than those determined for the Air Park site. No stream impact at Air Park site
- Est. 9.6 acres of non-allowable RPA impacts
- Ellet's Crossing and Hickory Hill Road Improvements estimated at $23,800,000
- 12" Water Main Extension along Hickory Hill Road estimated at $1,000,000
- I-95 bore for water main extension estimated at $350,000
- I-95 bore for force main extension estimated at $350,000
- Sanitary pump station and force main estimated at $1,800,000
- Easement bisecting the site

- The assessed value of the parcel, associated mitigation costs, and offsite improvements costs are almost 5x the preferred alternative, making development impracticable.
- The site is not currently zoned for the development of a regional distribution center. Rezoning efforts would be both timely and costly to the Applicant with no guarantees that rezoning could be accomplished. The time it takes for that action represents a lost opportunity cost to the Applicant that does not exist for the preferred alternative (which is appropriately zoned), making the Air Park site a much more practicable and preferable alternative.

Alternative 3 (Archie Cannon vs. Air Park)

Compared to the Air Park site, Alternative 3 is not the practicable alternative for several reasons:

- Land, compensatory mitigation, and offsite improvement costs for this site are estimated to be $22,097,500. This cost is not practicable and is prohibitive to site development as it is approximately $15,865,500 more than the costs associated with the preferred site.
- Development of this site would put tractor trailers on the same roads utilized by the adjacent elementary school, posing a greater risk to public safety daily.
- Limitation in orientation and size prohibits this parcel from the Applicant meeting their future expansion goals, failing to meet their Purpose and Need.
- Rezoning efforts would be both timely and costly to the Applicant with no guarantees that the rezoning could be accomplished, making the Air Park site a much more appealing location as it is already properly zoned. Additionally, the recent zoning ordinance changes by the town of Ashland make the proposed distribution center use incompatible with the current zoning designation with no likelihood of changing.
- The assessed value of the parcel, associated mitigation costs, and offsite improvements costs are almost 3.5X the preferred alternative, making this alternative impracticable.

Alternative 4 (Graymont vs. Air Park)

Compared to the Air Park site, Alternative 4 is not the practicable alternative for several reasons:

- Land, compensatory mitigation, and offsite improvement costs for this site are estimated to be $15,376,700. This cost is not practicable and is prohibitive to site development as it is approximately $9,144,700 more than the costs associated with the preferred site.
- Primary access would be routed approximately 4 miles south through the Town of Ashland, further than desired, may not be allowed, and would require trucks to spend more time in frequently congested areas.
- Alternative 4 offers an extremely tight fit at best with regards to the distribution center layout and would not allow for further expansion of the distribution center as depicted on the preferred alternative. Because of this the Applicant will not be able to achieve their future goals for the project, failing to meet the Purpose and Need.
- The assessed value of the parcel, associated mitigation costs, and offsite improvements costs are almost 2.5X the preferred alternative.

4. In accordance with 9 VAC 25-210-80 B 1.h, it appears that individual impact area totals at Impacts 3A, 6, 8A, 12, 13,14,19, and 20 have changed from the Previous Impact Map to the September 8, 2020 Impact Map. Please explain these changes.

3A – Due to the removal of a culvert previously designed at that location, changes were made to the LOD, which decreased the amount of impacts by 58 sq. ft.

6 – The impact table has been revised to 37,607 sq. ft. is and in accordance with the previous submittal. Thus, there is no change to secondary impacts in this location.

8A – Due to a change in the LOD and grading planned at that location, the impacts increased 15 sq. ft.

12 - Due to a change in the LOD and grading planned at that location, the impacts decreased 28 sq. ft.

13 - Due to a change in the LOD and grading planned at that location, the impacts decreased 5 sq. ft.

14 - Due to a change in the LOD and grading planned at that location, the impacts decreased 2 sq. ft.

19 – The impacts are unchanged at this location

20 – It has been determined that unavoidable secondary impacts to the ditch at impact location 20 will occur. An additional 416 sq. ft. of impacts will occur to that feature, causing a total of 4,023 sq. ft. of impacts to 20.

5. In accordance with 9 VAC 25-210-80 B 1.h, Impact 10 appears to be a new impact area on the September 8, 2020 Impact Map. Please provide a narrative description of the impacts proposed to surface waters.

   Impact 10 is a new impact. A sanitary sewer main is required to be relocated, necessitating an associated easement at that location. That easement will result in 197 sq. ft. of impacts.

6. In accordance with 9 VAC 25-210-80 B 1.h, there appears to be a UGP line that is proposed to tie into the project area in the eastern portion of the project area. Please describe the proposed UGP, construction activities/methods associated with the UGP, and if any surface water impacts will occur as a result of this proposed UGP line.

   The proposed Underground Power (UGP) line will provide power for the site and will be installed via directional bore. There are no proposed impacts to surface waters at this location.

7. In accordance with 9 VAC 25-210-80 B 1.h, please provide an analysis demonstrating how secondary impacts will be avoided to remaining surface waters adjacent to Impacts 12, 13, 16, 17, and 20. Additionally, please explain the reasoning for all newly proposed secondary impacts identified on the September 8, 2020 Impact Map.

   Regarding impacts 12,13,16, and 17, due to the precipitation driven nature of the wetlands onsite and the restrictive layer of clay throughout the soil profile within wetlands throughout, it is difficult to determine if hydrologic alteration will cause a secondary loss of wetlands in this location due to development. Because of this, the Applicant is proposing post development monitoring at this location to determine if there will be secondary impacts to the remaining wetlands at that location. Additionally, all construction will be conducted with strict adherence to appropriate erosion and sediment control regulations. Appropriate controls associated with

those regulations will be implemented to prevent sedimentation from entering the adjacent wetlands.

It has been determined that unavoidable secondary impacts to the ditch at impact location 20 will occur. An additional 416 sq. ft. of impacts will occur to that feature, causing a total of 4,023 sq. ft. of impacts to 20.

Please see attached updated impacts map.

8. In accordance with 9 VAC 25-210-80 B 1.g., h., & i, there appears to have been a culvert pipe removed at Impact 3B, which appears to be resulting in secondary impacts proposed at Impacts 4A and 4B. Please explain why this culvert has been removed. Were any alternatives considered at this location to prevent secondary impacts to downstream surface waters? If so, please explain why the current proposal is necessary.

   Due to the hydraulic nature of culvert design, it is probable that a negative backwater effect will occur on the adjacent parcel unowned by the Applicant. This means an increase in the potential for unauthorized ponding on the adjacent property owner's parcel. An alternative proposing partial flow through a proposed culvert was considered. However, the Applicant would be unable to minimize the negative the impacts to the adjacent parcel with that alternative. The current proposed configuration is the only way to minimize offsite impacts to adjacent parcels.

9. In accordance with 9 VAC 25-210-80 B 1.i, the limits of disturbance (LOD) appears to have changed in multiple areas on the September 8, 2020 Impact Map. Please identify all areas where the LOD has changed and explain these changes. If any type of proposed grading and/or structures are proposed within the areas where the LOD has changed, please depict all proposed contours and structures.

   Additionally, please ensure that the entire LOD is included within the Project Study Limits.

   The changes in LOD are due to offsite improvements associated with adjacent roadways and utility tie ins. Those areas have been updated on the impacts map (see attached).

10. In accordance with 9 VAC 25-210-80 B 1.i, if the LOD extends to the project study limits south of Impact 11, please provide a note about that connection to a separate project under a separate permit

    A new regional trunk sewer, to which the distribution center will tie in, has been designed south of the site. That trunk sewer has been verified under a Nationwide Permit, and verification was issued on 26 June 2020 (2019-02299).

11. In accordance with 9 VAC 25-210-80 B 1.j, please provide revised cross-sectional drawings for each proposed impact area where surface water impacts have changed or where design of infrastructure has changed in the impact areas.

    Please see attached cross-sectional drawings.

12. In accordance with 9 VAC 25-210-80 B 1.p, an additional permit application fee is required to complete the application. Once the proposed impact information has been determined, DEQ will notify you of the fee amount.

Understood, we have computed the additional permit fee to be $18,920.00 based upon the updated proposed impacts.

Thank you for your attention to this project. Please contact Matt Neely at (804) 200-6369 or matt.neely@timmons.com if there are any questions and/or if additional information is required.

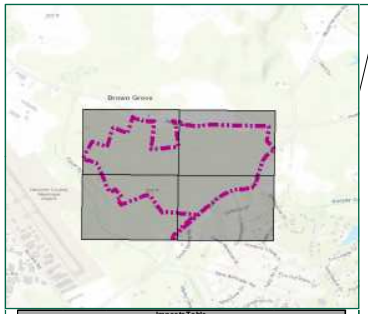
Sincerely,
Timmons Group

Matt Neely, PWD
Senior Environmental Project Manager

CC: Bryan Jones (DEQ)
Todd Miller (USACE)
Tom Walker (USACE)
Elaine Holley (USACE)

Attachments:

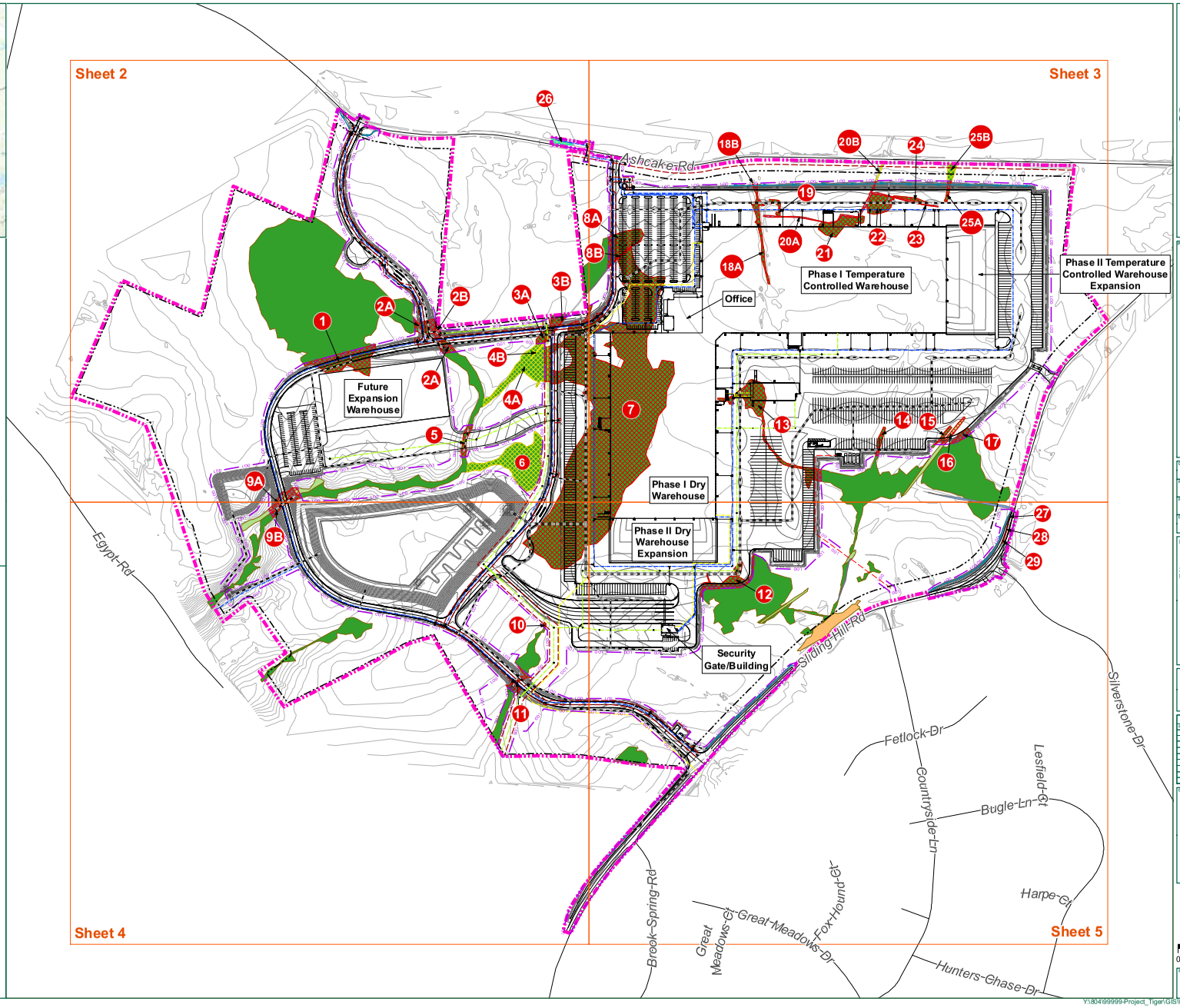
a) Wetlands and Waters Impacts Map (9/21/2020 revision date)
b) Wetlands and Waters Impacts Table (9/22/2020)
c) Compensatory Mitigation Calculations (9/22/2020)
d) Impact Cross Sections
e) Estimated Cost Analysis Matrix (9/22/2020)



Impacts Table					
Impact ID	Wetland (sq. ft) Impact			Ditch Impact	
	Temporary	Permanent	Secondary	Permanent Impact	Secondary Impact
1		22,650			
2A		8,496			
2B		2,610			
3A		5,705			
3B				574	
4A			22,223		
4B					357
5		3,085			
6			37,607		
7		434,465			
8A		15,038			
8B				505	
9A		5,247			
9B		2,734			
10		197			
11		3,465			
12		10,864			
13		23,924			
14		1,954			
15		1,037			
16		2,199			
17		2,462			
18A		6,179			
18B			13		
19		1,524			
20A				3,607	
20B					416
21		10,252			
22		9,003			
23				1,378	
24		1,491			
25A		1,276			
25B			2,741		
26	1,473				
27		48			
28				250	
29		29			
Total	1,473 sq ft	575,874 sq ft	62,584 sq ft	6,314 sq ft	773 sq ft
	0.03 ac	13.22 ac	1.44 ac	0.14 ac	0.02 ac

Legend

- Project Study Limits - 219.6 Acres
- Limits of Disturbance - 128.5 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Temporary Wetland/Ditch Impact
- Secondary Wetland/Ditch Impact
- Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- Proposed RIPRAP
- Property Setback
- Proposed Fence
- Proposed Ditch
- Proposed Utility Easement
- Proposed Culverts
- Proposed UGP
- Proposed Sanitary Sewer
- Proposed Gas Pipe
- Proposed Water Pipe
- Proposed Grading
- Existing Grading



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PROJECT NAME & LOCATION

WEGMANS DISTRIBUTION CENTER

HANOVER COUNTY, VIRGINIA

DATE: 09/08/2020

PROJECT NUMBER: 43977

PROJECT NAME: WEGMANS DISTRIBUTION CENTER

DESIGNED BY / DRAWN BY: A. MEHFOUD

Notes:

1. Project limits are approximate.
2. Topography based on USGS LIDAR.

REVISIONS

#	MM/DD/YY	DESCRIPTION
1	09/21/2020	Revised per updated site layout

DRAWING DESCRIPTION: WETLANDS AND WATERS IMPACTS MAP

SCALE (FEET)

0 225 450

PLANS PRINTED AS 11X17 ARCHAUF SCALE

SCALE: H:1 " = 225 '

SHEET NUMBER: 1

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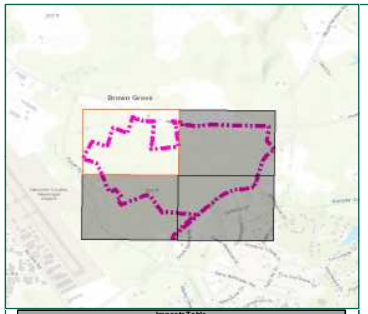

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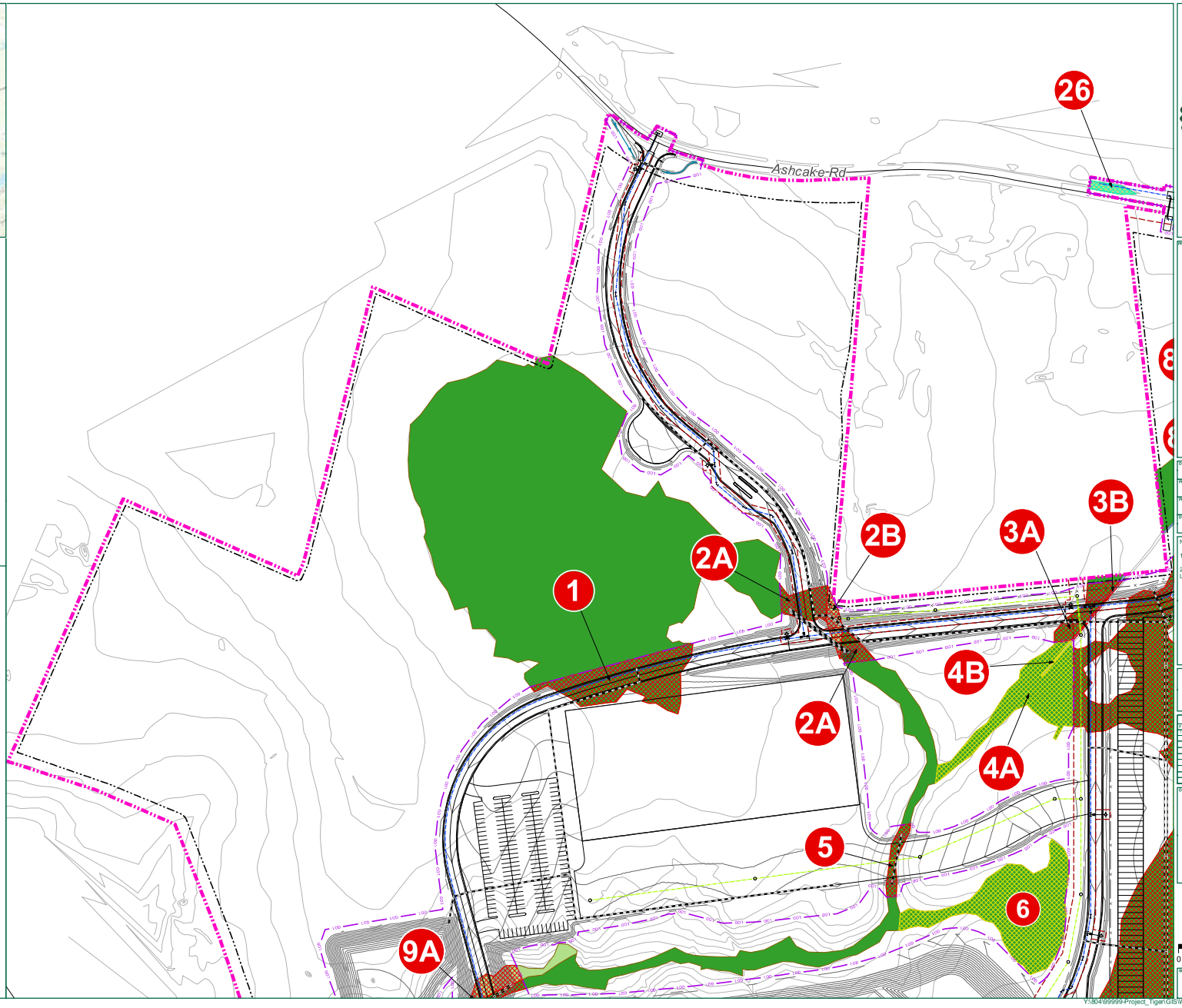

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HANOVER COUNTY, VIRGINIA

DATE 09/08/2020
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PROJECT NAME WEGMANS DISTRIBUTION CENTER
DESIGNED BY / DRAWN BY A. MEHFOUD

Notes:
1. Project limits are approximate.
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REVISIONS

NO.	DATE	DESCRIPTION
1	09/21/2020	Revised per updated site layout

DRAWING DESCRIPTION
WETLANDS AND WATERS IMPACTS MAP

SCALE (FEET)
0 100 200

PLANS PRINTED AS 11X17 ARCHAUF SCALE
SCALE H:1 " = 100 '
SHEET NUMBER 1

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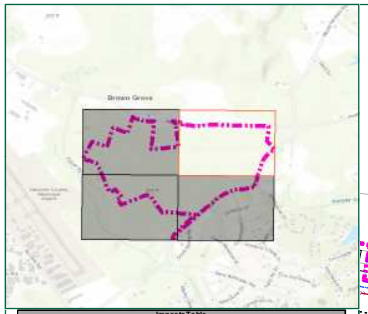

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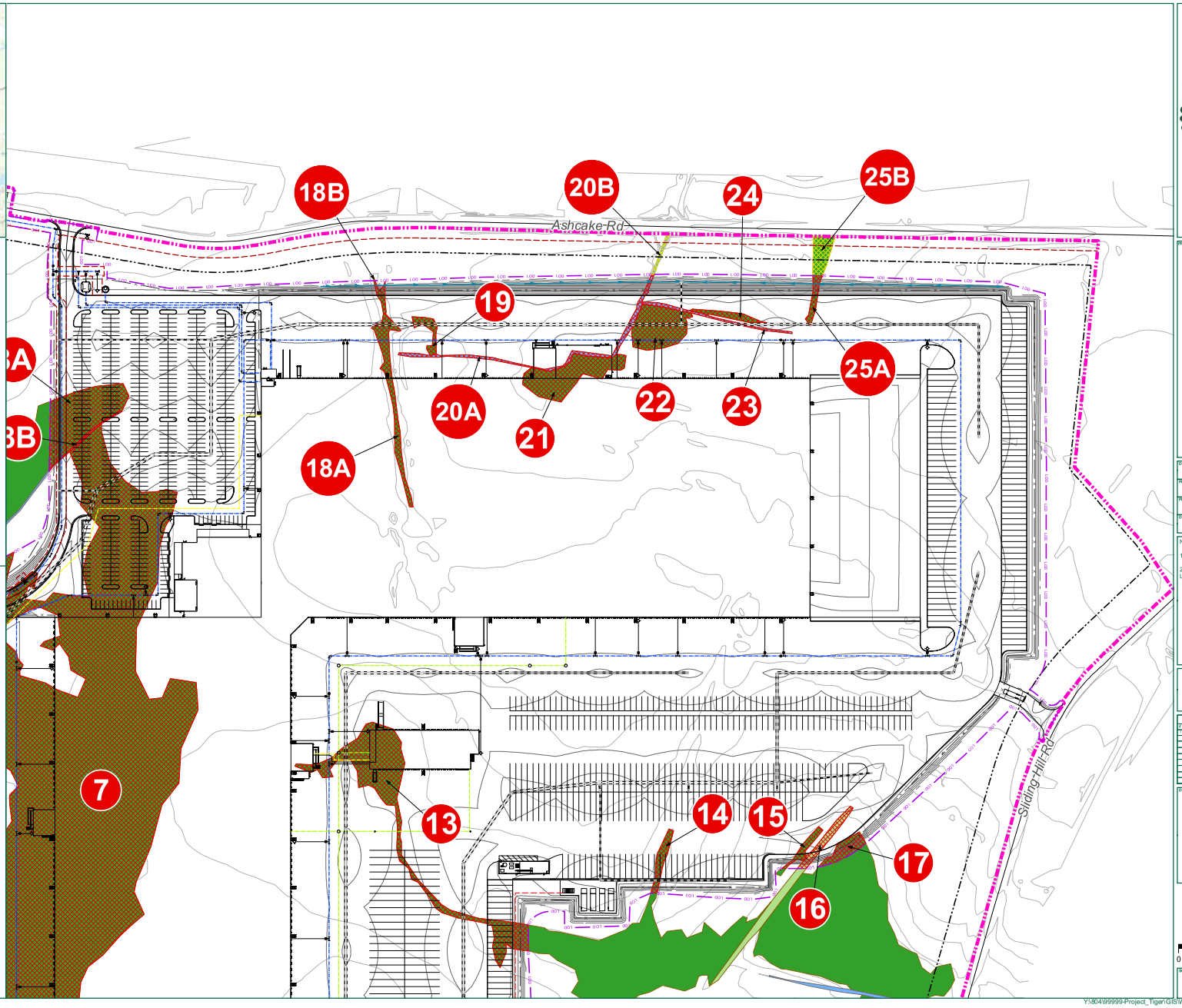
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- Proposed RIPRAP
- Property Setback
- Proposed Fence
- Proposed Ditch
- Proposed Utility Easement
- Proposed Culverts
- Proposed UGP
- Proposed Sanitary Sewer
- Proposed Gas Pipe
- Proposed Water Pipe
- Proposed Grading
- Existing Grading



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PROJECT NAME & LOCATION
WEGMANS DISTRIBUTION CENTER
HANOVER COUNTY, VIRGINIA

DATE: 09/08/2020
PROJECT NUMBER: 43977
PROJECT NAME: WEGMANS DISTRIBUTION CENTER
DESIGNED BY / DRAWN BY: A. MEHFOUD

Notes:
1. Project limits are approximate.
2. Topography based on USGS LIDAR.

REVISIONS

#	MM/DD/YY	DESCRIPTION
1	09/21/2021	Revised per updated site layout

DRAWING DESCRIPTION
WETLANDS AND WATERS IMPACTS MAP

SCALE (FEET)
0 100 200
PLANS PRINTED AS 11X17 ARE HALF SCALE

SCALE	SHEET NUMBER
H:1 " = 100 '	1

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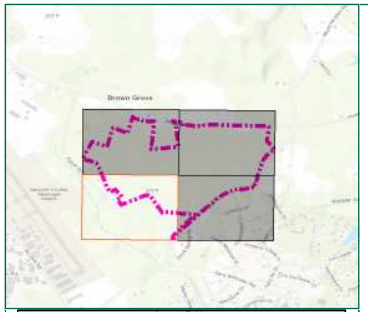

Impacts Table

Impact ID	Wetland (sq. ft) Impact			Ditch Impact	
	Temporary	Permanent	Secondary	Permanent Impact	Secondary Impact
1		22,550			
2A		8,496			
2B		2,610			
3A		5,705			
3B				574	
4A			22,223		
4B					357
5		3,085			
6			37,607		
7		434,465			
8A		15,038			
8B				505	
9A		5,247			
9B		2,734			
10		197			
11		3,465			
12		10,864			
13		23,924			
14		1,954			
15		1,037			
16		2,199			
17		2,462			
18A		6,179			
18B			13		
19		1,524			
20A				3,607	
20B					416
21		10,252			
22		9,003			
23				1,378	
24		1,491			
25A		1,276			
25B			2,741		
26	1,473				
27		48			
28				250	
29		29			
Total	**1,473 sq ft**	**575,874 sq ft**	**62,584 sq ft**	**6,314 sq ft**	**773 sq ft**
	0.03 ac	**13.22 ac**	**1.44 ac**	**0.14 ac**	**0.02 ac**

Legend

- Project Study Limits - 219.6 Acres
- Limits of Disturbance - 128.5 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Temporary Wetland/Ditch Impact
- Secondary Wetland/Ditch Impact
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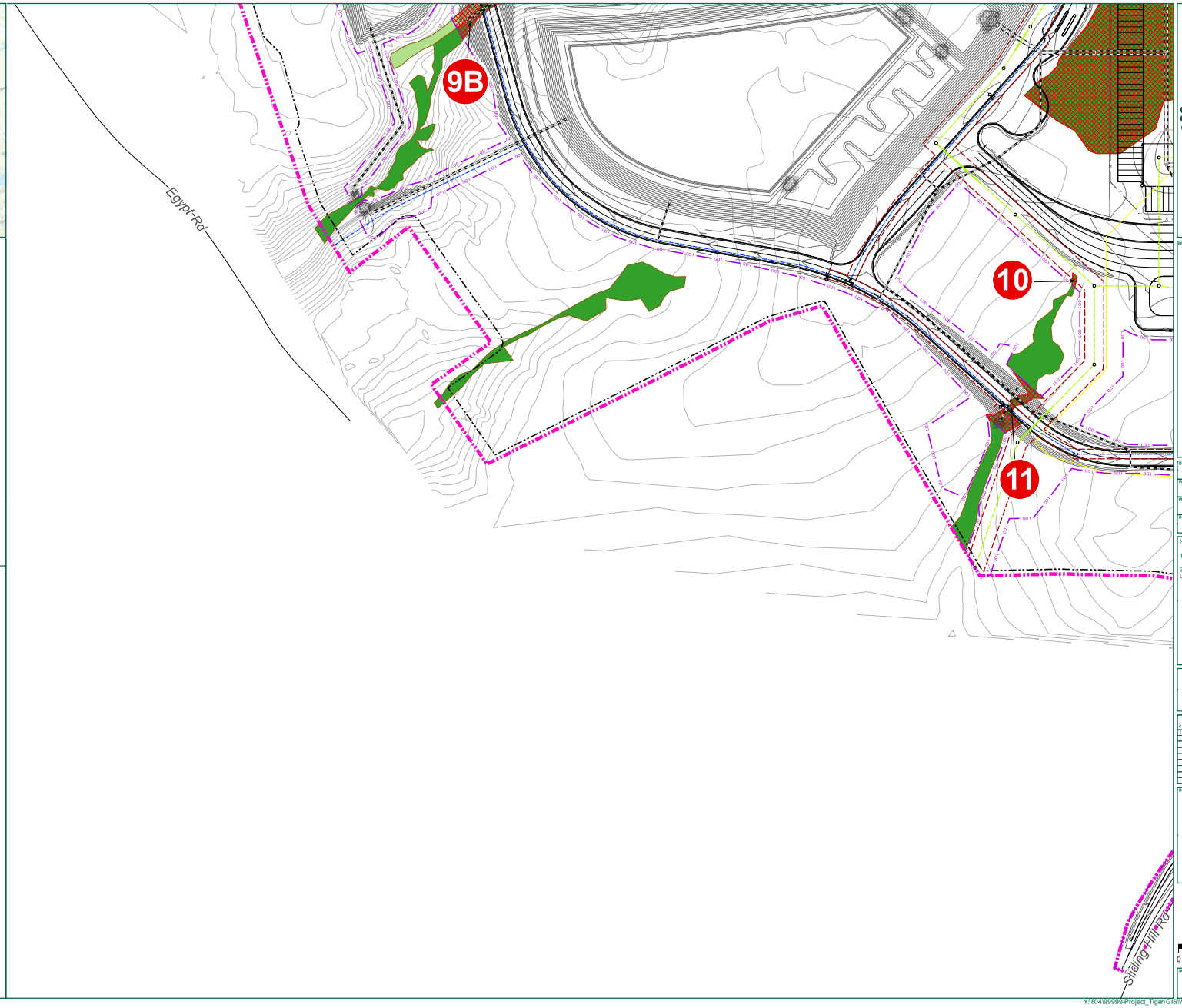

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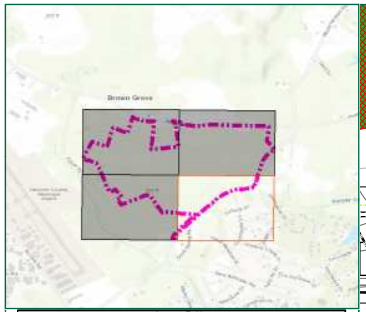

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7		434,465			
8A		15,038			
8B				505	
9A		5,247			
9B		2,734			
10		197			
11		3,465			
12		10,864			
13		23,924			
14		1,954			
15		1,037			
16		2,199			
17		2,462			
18A		6,179			
18B			13		
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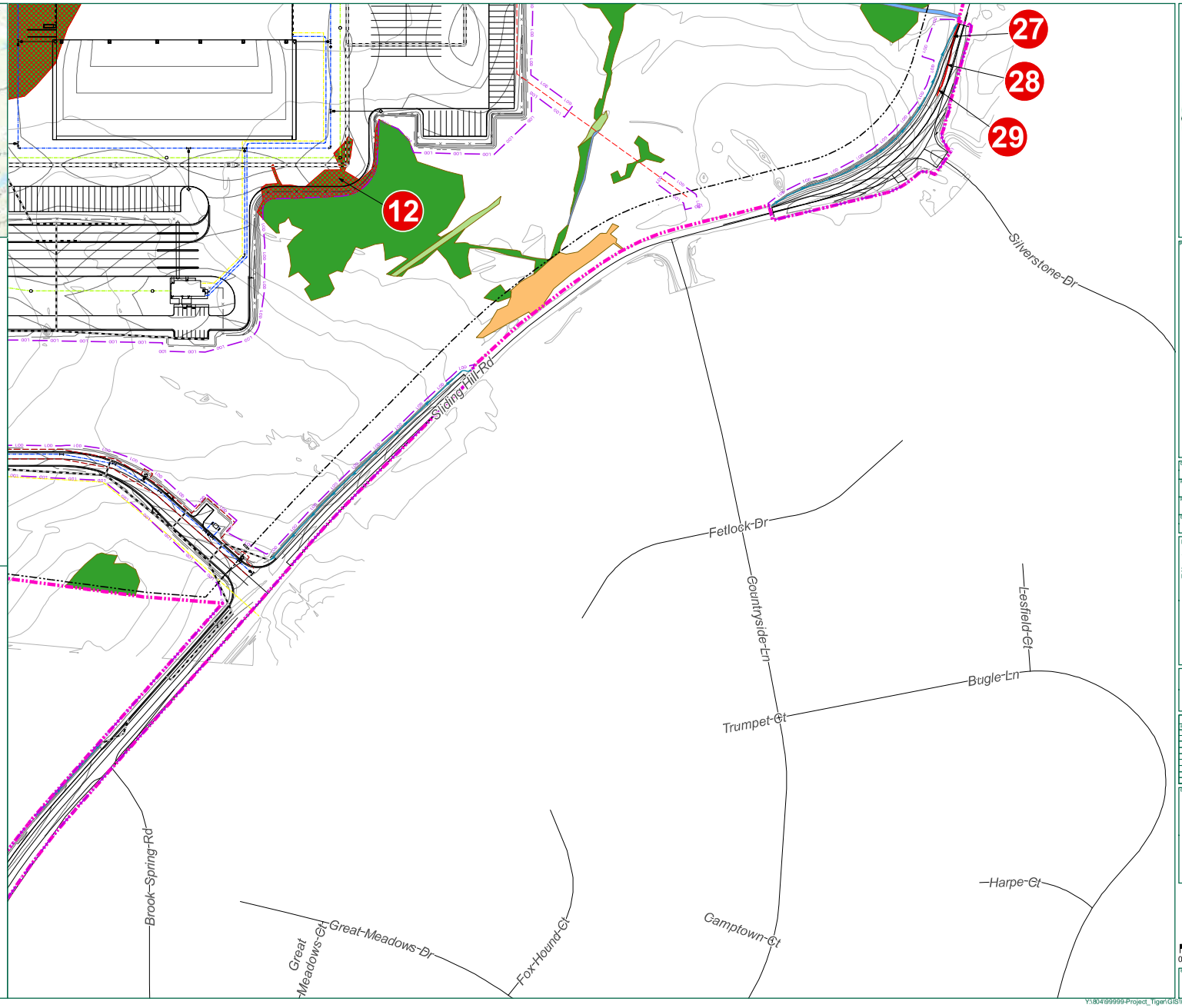

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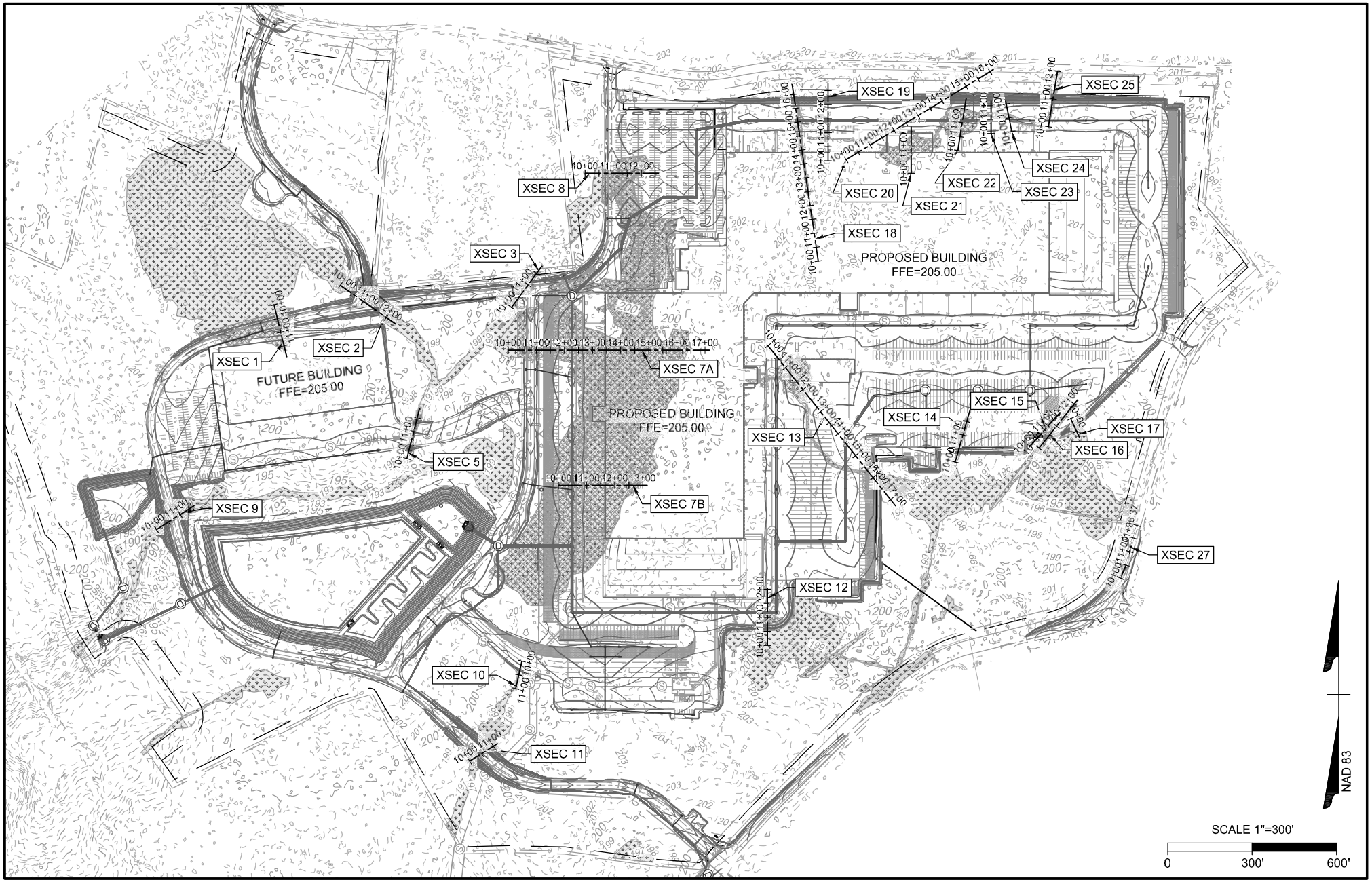
Wetlands & Waters Impact Information (9/22/2020)

Impact ID	Wetland/Water Impact Decription*	Wetland Impact Area		Ditch Impact Area		Apprx. Vol. of Fill below OHW	Cowardin Classification of Impacted Wetland/Water	Average Stream Flow	Drainage Area	DEQ Classification of Impacted Resource
(1,2, etc.)		s.f.	acres	L	s.f.	c.y.	(PEM, PSS, etc.)	c.f.s.	sq. mile	
1	F,NT,PE,V	22,550	0.52				PFO	n/a	n/a	VII
2A	F,NT,PE,V	8,496	0.20				PFO	n/a	n/a	VII
2B	F,NT,PE,V	2,650	0.06				PEM	n/a	n/a	VII
3A	F,NT,PE,V	5,705	0.13				PFO	n/a	n/a	VII
3B	F,NT,PE,V				574		Ditch	n/a	n/a	VII
4A	NT,PE,V, Secondary	22,223	0.51				PFO	n/a	n/a	VII
4B	NT,PE,V, Secondary				357		Ditch	n/a	n/a	VII
5	F,NT,PE,V	3,085	0.07				PFO	n/a	n/a	VII
6	NT,PE,V, Secondary	37,607	0.86				PFO	n/a	n/a	VII
7	F,NT,PE,V	434,465	9.97				PFO	n/a	n/a	VII
8A	F,NT,PE,V	15,038	0.35				PFO	n/a	n/a	VII
8B	F,NT,PE,V				505		Ditch	n/a	n/a	VII
9A	F,NT,PE,V	5,247	0.12				PEM	n/a	n/a	VII
9B	F,NT,PE,V	2,734	0.06				PFO	n/a	n/a	VII
10	F,NT,PE,V	197	0.00				PFO	n/a	n/a	VII
11	F,NT,PE,V	3,465	0.08				PFO	n/a	n/a	VII
12	F,NT,PE,V	10,864	0.25				PFO	n/a	n/a	VII
13	F,NT,PE,V	23,924	0.55				PFO	n/a	n/a	VII
14	F,NT,PE,V	1,954	0.04				PFO	n/a	n/a	VII
15	F,NT,PE,V	1,037	0.02				PFO	n/a	n/a	VII
16	F,NT,PE,V	2,199	0.05				PEM	n/a	n/a	VII
17	F,NT,PE,V	2,462	0.06				PFO	n/a	n/a	VII
18A	F,NT,PE,V	6,179	0.14				PFO	n/a	n/a	VII
18B	NT,PE,V, Secondary	13	0.00				PFO	n/a	n/a	VII
19	F,NT,PE,V	1,524	0.03				PFO	n/a	n/a	VII
20A	F,NT,PE,V				3607		Ditch	n/a	n/a	VII
20B	NT,PE,V, Secondary				416		Ditch	n/a	n/a	VII
21	F,NT,PE,V	10,252	0.24				PFO	n/a	n/a	VII
22	F,NT,PE,V	9,003	0.21				PFO	n/a	n/a	VII
23	F,NT,PE,V				1378		Ditch	n/a	n/a	VII
24	F,NT,PE,V	1,491	0.03				PFO	n/a	n/a	VII
25A	F,NT,PE,V	1,276	0.03				PFO	n/a	n/a	VII
25B	NT,PE,V, Secondary	2,741	0.06				PFO	n/a	n/a	VII
26	NT,TE,V	1,473	0.03				PEM	n/a	n/a	VII
27	F,NT,PE,V	48	0.00				PFO	n/a	n/a	VII
28	F,NT,PE,V				250		Ditch	n/a	n/a	VII
29	F,NT,PE,V	29					PFO	n/a	n/a	VII
Total		**639,931**	**14.69**	**0**	**7,087**					

* Use all that apply: F-fill, EX-excavation, S-Structure, T-tidal, NT-non-tidal, TE-temporary, PE-permanent, PR-perennial, IN-intermittent, EP-ephemeral, SB-subaqueous bottom, DB-Dune/Beach, IS-hydrologically isolated, V-vegetated, NV-non-vegetated, MC-mechanized clearing of PFO

Required Compensatory Mitigation			
Cowardin	**s.f.**	**acres**	**Credits**
Permanent PFO	628,362	14.43	28.86
Permanent PEM	10,096	0.23	0.23
Permanent Ditch	7,087	0.16	0.32
Total Compensation:	***645,545***	***14.80***	***29.41***



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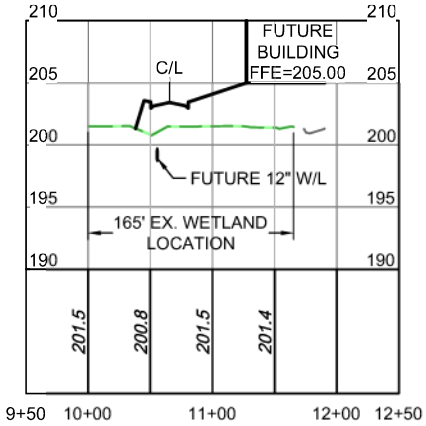

XSEC 1 PROFILE

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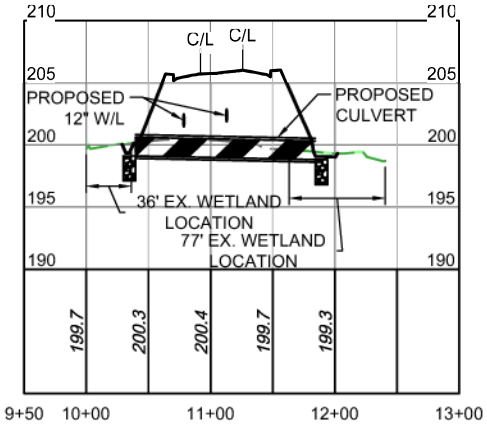

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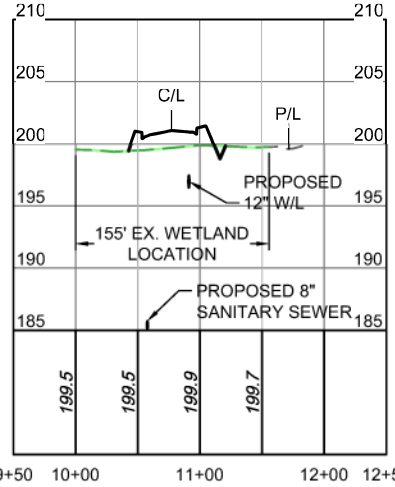

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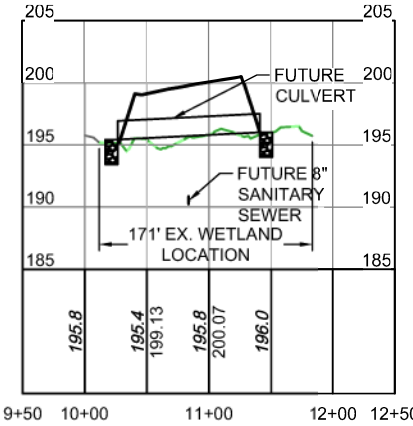

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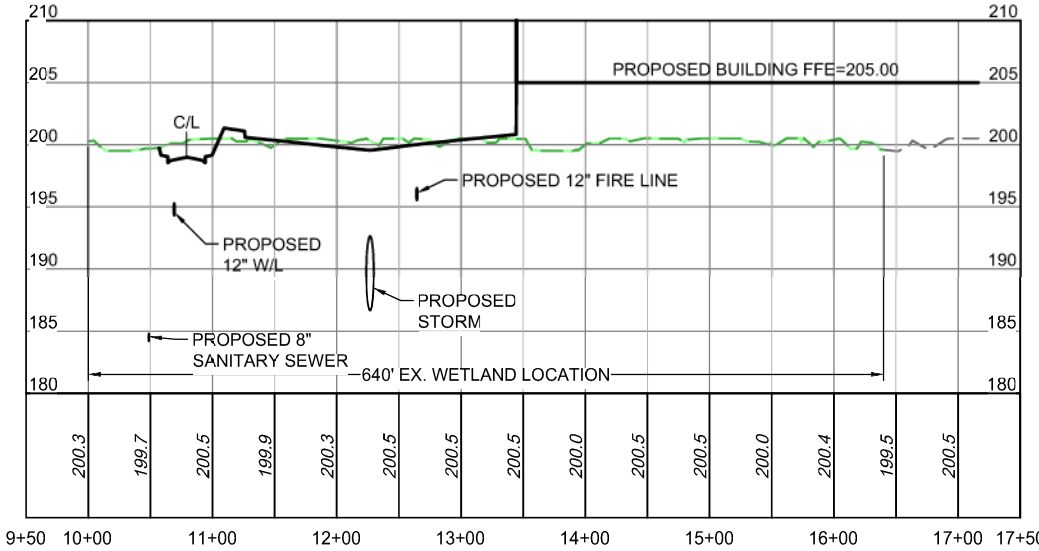

XSEC 7A PROFILE

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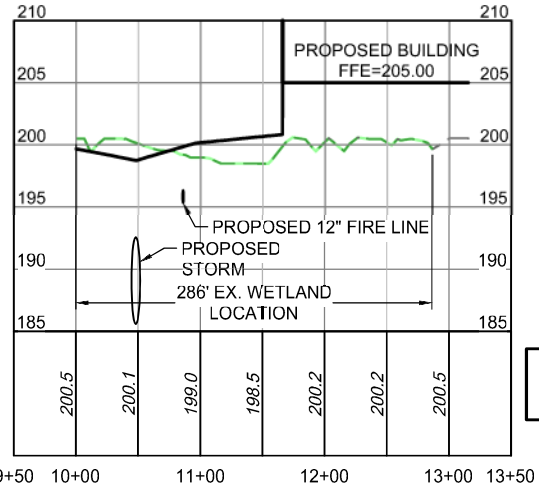

XSEC 7B PROFILE

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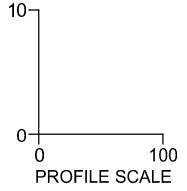

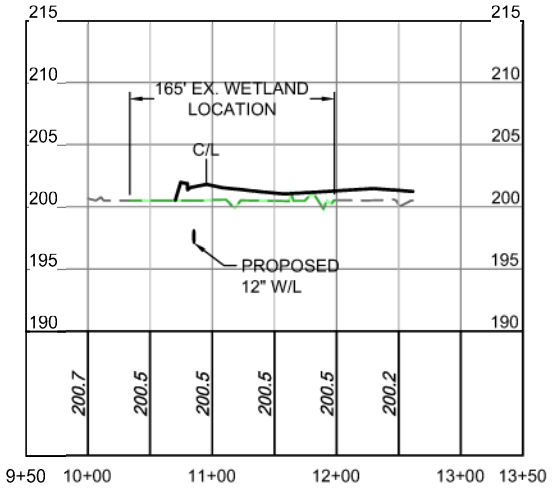

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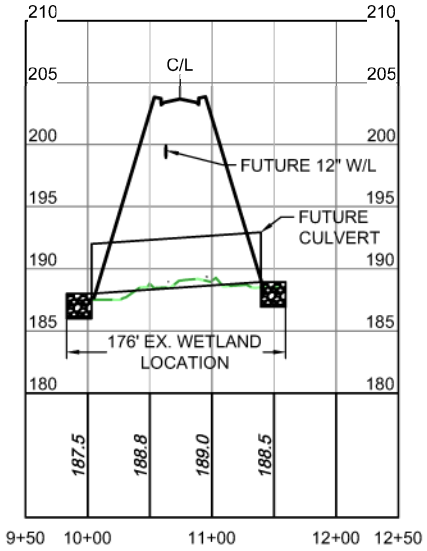

XSEC 9 PROFILE

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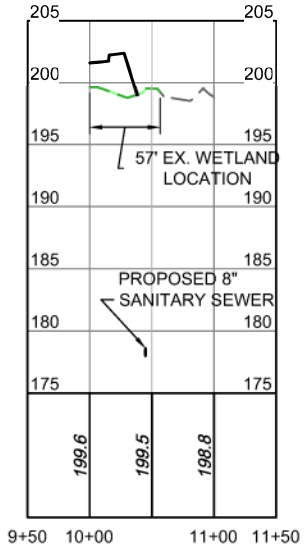

XSEC 10 PROFILE

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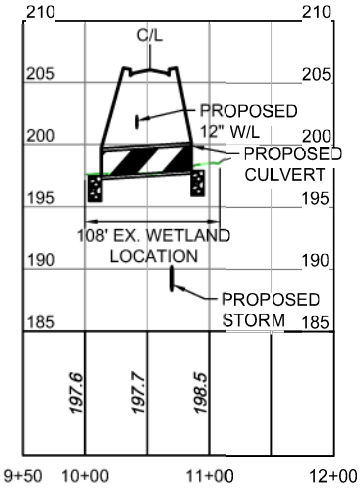

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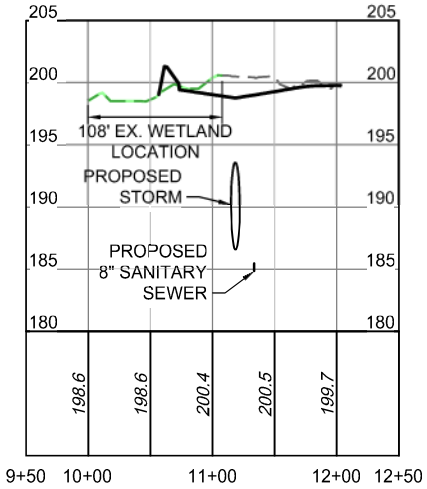

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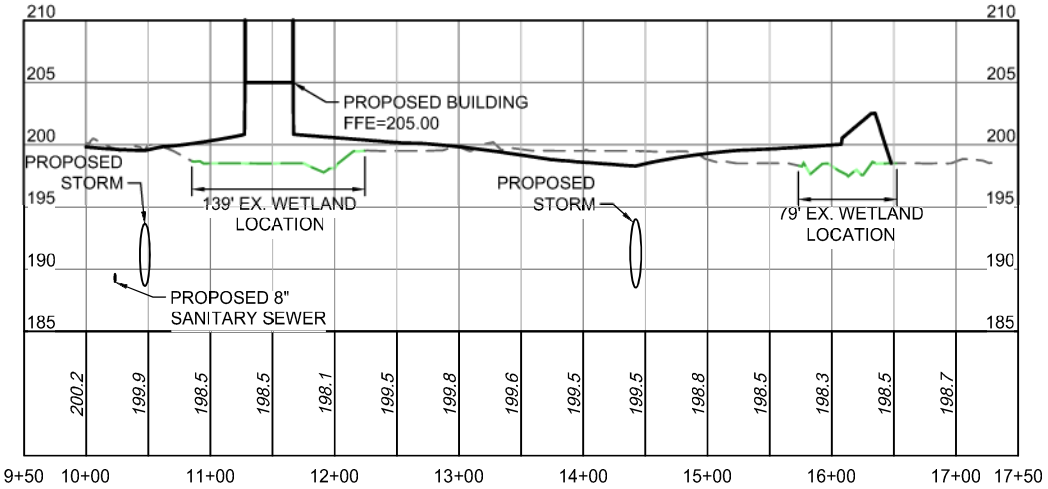

XSEC 13 PROFILE

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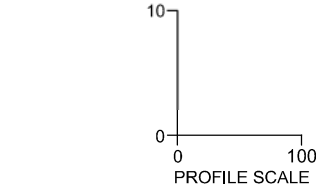

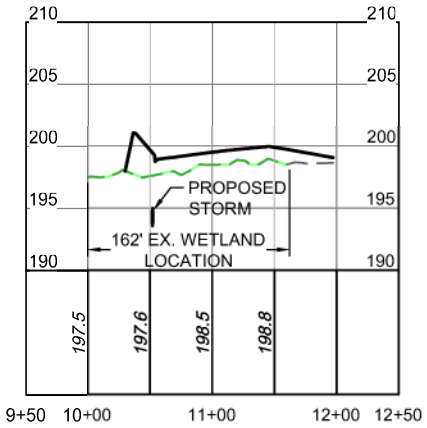

XSEC 14 PROFILE

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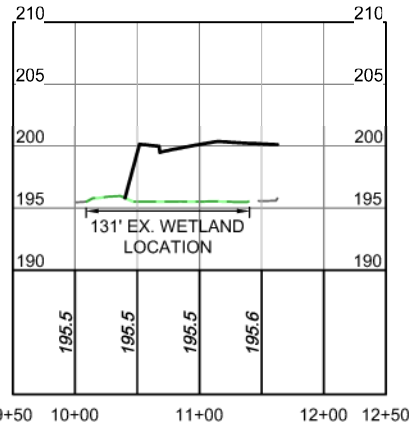

XSEC 15 PROFILE

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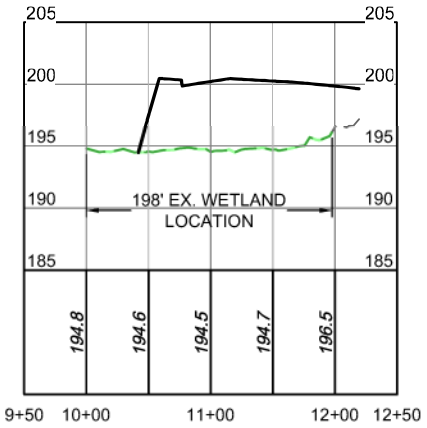

XSEC 16 PROFILE

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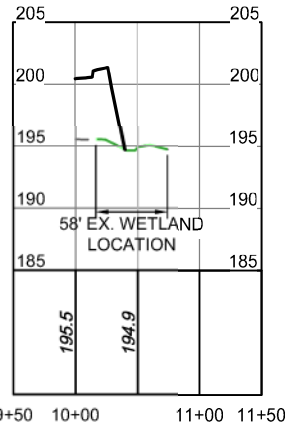

XSEC 17 PROFILE

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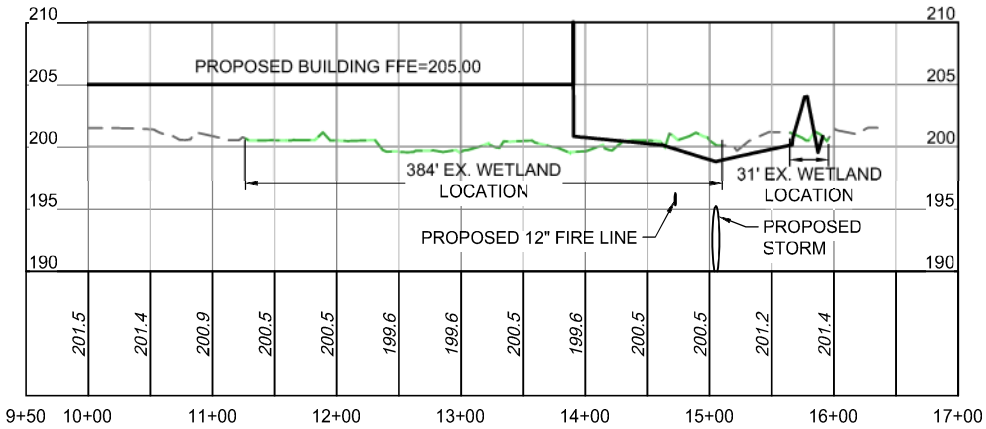

XSEC 18 PROFILE

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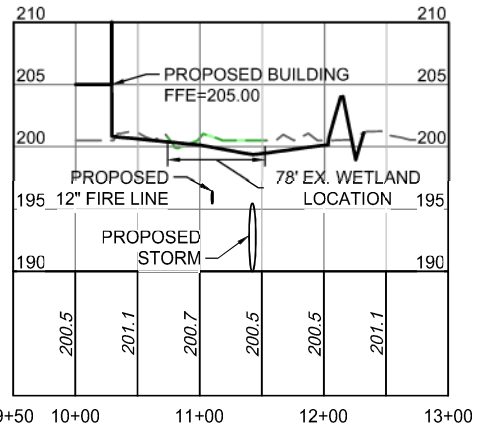

XSEC 19 PROFILE

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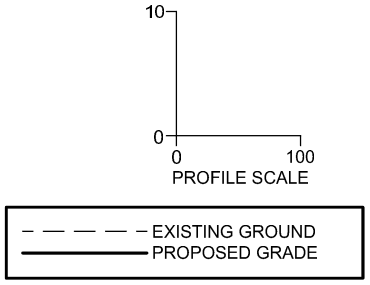

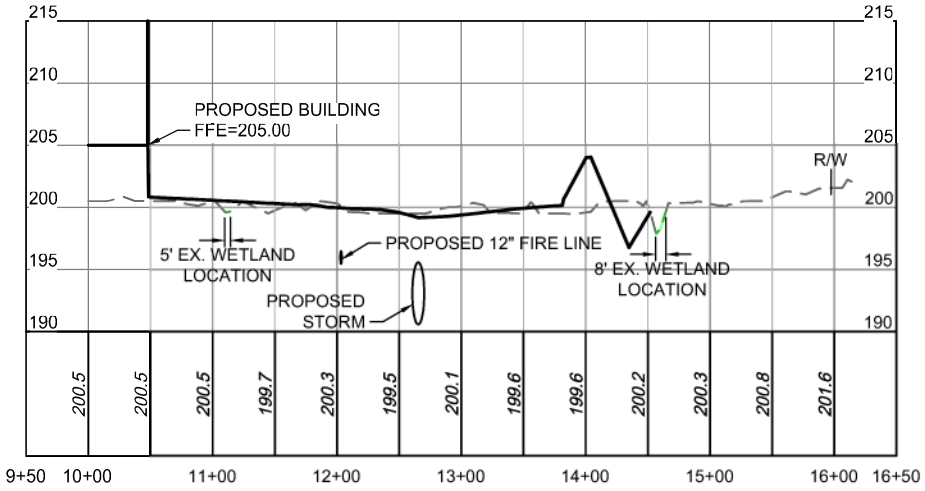

XSEC 20 PROFILE

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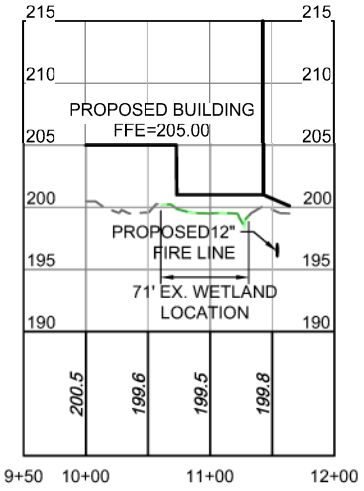

XSEC 21 PROFILE

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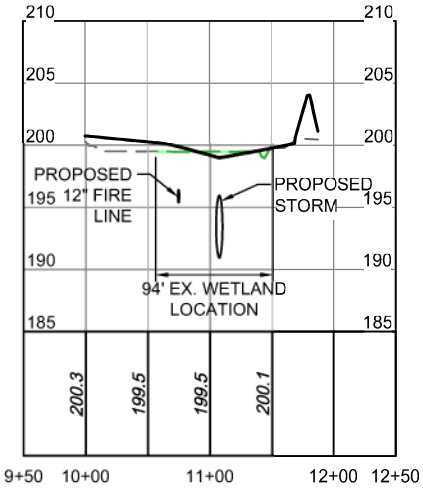
VERT SCALE: 1"=10



XSEC 22 PROFILE

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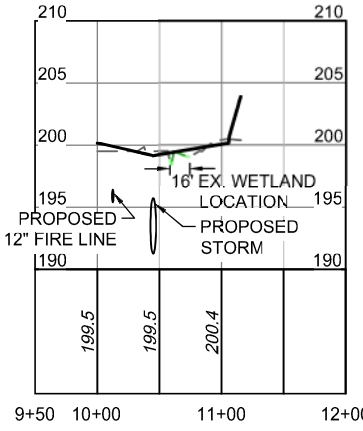

XSEC 23 PROFILE

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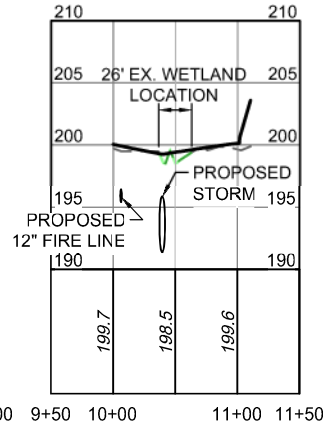

XSEC 24 PROFILE

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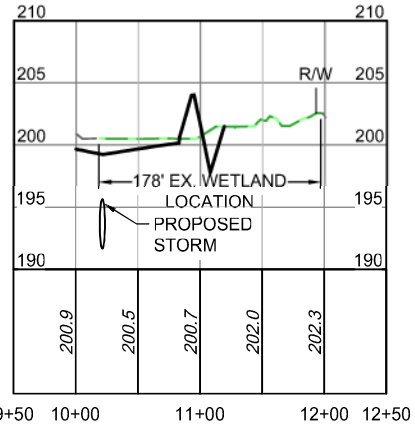

XSEC 25 PROFILE

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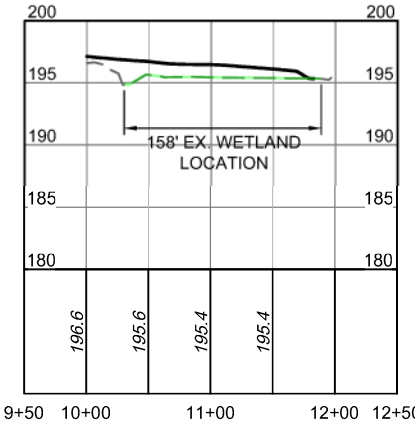

XSEC 27 PROFILE

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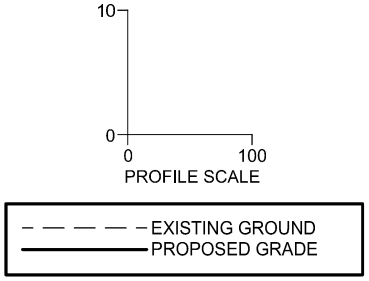
VERT SCALE: 1"=10



Estimated Cost Analysis (9/22/2020)

Site	Flippo	Blenheim	Archie Cannon	Graymont	Air Park
Wetland and Waters Impacts	app. 15 acres	app. 16.4 acres & app. 2,366 lf stream	app. .5 acres & 1,953 lf stream	app. 1.1 acres and 689 lf stream	14.8 acres
Estimated Development Cost					
Mitigation Cost	$ 1,050,000.00	$ 1,857,800.00	$ 620,900.00	$ 283,700.00	$ 1,036,000.00
Assessed Value	$ 2,005,100.00	$ 1,865,700.00	$ 9,326,600.00	$ 1,993,000.00	$ 4,406,000.00
Extension Hill Carter Parkway	$ -	$ -	$ 10,900,000.00	$ -	$ -
Signalization of Archie Cannon Dr/RT	$ -	$ -	$ 500,000.00	$ -	$ -
Sanitary sewer relocation	$ -	$ -	$ 750,000.00	$ -	$ -
Sanitary Pump Station and FM	$ -	$ 1,800,000.00	$ -	$ 1,500,000.00	$ -
Site Retaining Wall	$ -	$ -	$ -	$ 2,800,000.00	$ -
Sliding Hill Road Improvements (curve softening)	$ -	$ -	$ -	$ -	$ 500,000.00
New Turn and Acceleration Lane Sliding Hil Road	$ -	$ -	$ -	$ -	$ 290,000.00
Sanitary Trunk Sewer Extension Along Little River (14,000LF @ $200LF)	$ 2,800,000.00	$ -	$ -	$ -	$ -
I-95 Bore for Force Main Extension (700LF @$500/LF)	$ -	$ 350,000.00	$ -	$ -	$ -
I-95 Bore for Sanitary Main Extension (700LF @$750/LF)	$ 450,000.00	$ -	$ -	$ -	$ -
Ellet's Crossing and Hickory Hill Road Improvements (9,500 LF @ $2,500LF)	$ -	$ 23,800,000.00	$ -	$ 8,800,000.00	$ -
12" Water Main Extension Along Hickory Hill Road (6,700 LF @150/LF)	$ -	$ 1,000,000.00	$ -	$ -	$ -
I-95 Bore for Water Main Extension (700LF@$500/LF)	$ -	$ 350,000.00	$ -	$ -	$ -
Offsite Easement Acquisition	Variable	$ -	$ -	$ -	$ -
Total Cost:	$ 6,305,100.00	$ 31,023,500.00	$ 22,097,500.00	$ 15,376,700.00	$ 6,232,000.00
Difference:	$ 73,100.00	$ 24,791,500.00	$ 15,865,500.00	$ 9,144,700.00	

Commonwealth of Virginia

Robb, Jaime Bauer <jaime.robb@deq.virginia.gov>

VWP 19-2036 - Wegmans Distribution Center - Request for Additional Information

1 message

Robb, Jaime Bauer <jaime.robb@deq.virginia.gov> Thu, Sep 24, 2020 at 3:48 PM
To: doug.viets@wegmans.com
Cc: Matt Neely <Matt.Neely@timmons.com>, "Jones, Bryan (DEQ)" <bryan.jones@deq.virginia.gov>, "Holley, Elaine K CIV USARMY CENAO (US)" <elaine.k.holley@usace.army.mil>

Mr. Viets,

Please find attached a letter requesting additional information for the proposed project. If you have any questions, feel free to contact me.

Jaime Robb

Jaime Robb |DEQ - PRO VWP and Stormwater Manager | 804-527-5086| jaime.robb@deq.virginia.gov

20200924_19-2036_Additional_Information_Request.pdf
143K

COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
PIEDMONT REGIONAL OFFICE
4949-A Cox Road, Glen Allen, Virginia 23060
(804) 527-5020 Fax (804) 527-5106
www.deq.virginia.gov

Matthew J. Strickler
Secretary of Natural Resources

David K. Paylor
Director

James J. Golden
Regional Director

September 24, 2020

Wegmans Food Markets, Inc.
Attn: Mr. Douglas Viets
1500 Brooks Avenue, P.O. Box 30844
Rochester, NY 14603-0844

Transmitted electronically to: doug.viets@wegmans.com

RE: Joint Permit Application Number 19-2036
Wegmans Distribution Center, Hanover County, Virginia
Additional Information Request Letter

Dear Mr. Viets:

The Virginia Department of Environmental Quality (DEQ) received your additional information response for the above-referenced project on September 22, 2020. DEQ is requesting the following additional information in order to continue reviewing the Virginia Water Protection permit application for the proposed project:

1. In accordance with 9 VAC 25-210-80 B 1.g, the alternatives analysis must demonstrate that "avoidance and minimization opportunities have been identified and measures have been applied to the proposed activity such that the proposed activity in terms of impacts to state waters and fish and wildlife resources is the least environmentally damaging practicable alternative." As stated in the Section 404(b)(1) guidelines, practicable alternatives are those alternatives that are "available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes." (40 CFR 230.10(a)(2)) The preamble of the Section 404(b)(1) guidelines states that when taking cost into consideration for the alternatives analysis "[t]he determination of what constitutes an unreasonable expense should generally consider whether the project cost is substantially greater than the costs normally associated with the particular type of project under consideration."

   As previously requested, please explain whether the project costs for the alternative sites would be substantially greater than the costs normally associated with similar types of construction projects. Additionally, please include a comparison of the construction costs for each alternative to the preferred site.

2. In accordance with 9 VAC 25-210-80 B 1.h, please provide a conceptual hydrology monitoring plan that will provide adequate information to determine success of the remaining surface waters adjacent to proposed Impacts 8A, 8B, and Impacts 12-17. This should include a map that identifies all surface waters where monitoring will occur, proposed methods to monitor the remaining wetland areas, proposed monitoring period, and a proposed timeframe describing when a final monitoring plan will be submitted.

3. In accordance with 9 VAC 25-210-80 B 1.h.(4), please provide a valid jurisdictional determination that includes the entire project limits. Currently, the limits of disturbance (LOD) includes areas within the study area limits that appear to be associated with proposed road improvements and utility corridors, which do not appear to be included in a confirmed jurisdictional determination.

4. In accordance with 9 VAC 25-210-80 B 1.i, there appears to be a proposed water line that extends beyond the LOD in the southwestern portion of the project area, near the stormwater BMP outfall. Please explain if work beyond the LOD will occur.

5. In accordance with 9 VAC 25-210-80 B 1.j, in addition to the cross-sectional drawings provided, please also provide a cross-sectional drawing at Impact 26.

6. In accordance with 9 VAC 25-210-80 B 1.p, an additional permit application fee is required to complete the application. Once the proposed impact information has been determined, DEQ will notify you of the fee amount.

Additionally, DEQ has not received the technical memorandum from the U.S. Army Corps of Engineers that explains the revised Preliminary Jurisdictional Determination issued by the Corps on September 15 2020. This information is needed in order for DEQ to proceed with reviewing the permit application.

Please be advised that as DEQ continues to review the additional information submitted on September 22, 2020, additional information may still be needed.

Please contact me by phone at (804) 527-5086 or by email at Jaime.Robb@deq.virginia.gov if you have any questions or concerns regarding this request. Thank you for your cooperation in this matter.

Respectfully,

Jaime B. Robb

Jaime B. Robb
Regional Virginia Water Protection Manager

Cc: Matt Neely, Timmons Group – VIA EMAIL
Todd Miller, U.S. Army Corps of Engineers – VIA EMAIL
Elaine Holley, U.S. Army Corps of Engineers – VIA EMAIL
Bryan Jones, DEQ – VIA EMAIL

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1001 Boulders Parkway
Suite 300
Richmond, VA 23225

P 804.200.6500
F 804.560.1016
www.timmons.com

September 28, 2020

Ms. Jaime Robb
Regional Virginia Water Protection Manager
Virginia Department of Environmental Quality
4949-A Cox Road
Richmond, Virginia 23236

Re: Joint Permit Application Number 19-2036, Wegmans Distribution Center, Hanover County, Virginia, Additional Information Request Letter (dated 9/24/2020).

Ms. Robb,

In addition to previously submitted information, please find responses to the items requested by the Virginia Department of Environmental Quality (DEQ) in an Additional Information Request made via letter on 24 September 2020 regarding the Joint Permit Application for the Wegmans Distribution Center in Hanover County.

Comments below from DEQ (blue) with responses (in black):

1. In accordance with 9 VAC 25-210-80 B 1.g, the alternatives analysis must demonstrate that “avoidance and minimization opportunities have been identified and measures have been applied to the proposed activity such that the proposed activity in terms of impacts to state waters and fish and wildlife resources is the least environmentally damaging practicable alternative.” As stated in the Section 404(b)(1) guidelines, practicable alternatives are those alternatives that are "available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes." (40 CFR 230.10(a)(2)) The preamble of the Section 404(b)(1) guidelines states that when taking cost into consideration for the alternatives analysis “[t]he determination of what constitutes an unreasonable expense should generally consider whether the project cost is substantially greater than the costs normally associated with the particular type of project under consideration.

   As previously requested, please explain whether the project costs for the alternative sites would be substantially greater than the costs normally associated with similar types of construction projects. Additionally, please include a comparison of the construction costs for each alternative to the preferred site.

   Lost cost savings should be considered during the analysis of offsite alternatives. The Applicant estimates missing out on a cost savings of approximately $150,000 every week the project is delayed. Most of the estimated lost cost savings is due to the current transportation burden and associated distances between stores and their current distribution centers, to which the Air Park site will relieve. Efforts such as rezoning and offsite easement acquisitions represent significant timing delays to the project, which is translated into significant lost cost savings potential to the Applicant. In addition to the below narrative, please see attached updated cost analysis.

Alternative 1 (Flippo site):

Based on the anticipated site acquisition and development costs, the Flippo site would cost an estimated $12,352,750 more than the Air Park Site. Estimates for this site are based on the total assessed value of the property, anticipated mitigation costs associated with surface water impacts, a sanitary trunk sewer extension along Little River, the boring of a sanitary main extension beneath I-95, offsite easement acquisitions, and the lost opportunity costs to the applicant due to the anticipated 18 months to acquire the offsite easements. The Flippo site is less preferred and less practicable to the Air Park location as development will likely be 3x the estimated cost to the Applicant.

Alternative 2 (Blenheim site):

Based on the anticipated site acquisition and development costs, the Blenheim site would cost an estimated $30,603,150 more than the Air Park Site. Estimates for this site are based on the total assessed value of the property, anticipated mitigation costs associated with surface water impacts,
sanitary pump station and force main, the boring of a force main extension beneath I-95, road improvements to Ellet's Crossing and Hickory Hill Road, 12" water main extension along Hickory Hill Rd, water main extension boring beneath I-95, and the lost opportunity costs associated with the estimated 9 months it would take to have the property rezoned. The Blenheim site is less preferred and less practicable to the Air Park location as development will likely be 5.9X the estimated cost to the Applicant.

Alternative 3 (Archie Cannon site):

Based on the anticipated site acquisition and development costs, the Archie Cannon site would cost an estimated $21,722,150 more than the Air Park Site. Estimates for this site are based on the total assessed value of the property, anticipated mitigation costs associated with surface water impacts, the required extension to Hill Carter Parkway, signalization of Archie Cannon Dr, sanitary sewer relocation, and the lost opportunity costs associated with the estimated 9 months it would take to have the property rezoned (if possible). The Archie Cannon site is less preferred and less practicable to the Air Park location as development will likely be 4.5X the estimated cost to the Applicant.

Alternative 4 (Graymont site):

Based on the anticipated site acquisition and development costs, the Graymont site would cost an estimated $9,101,350 more than the Air Park Site. Estimates for this site are based on the total assessed value of the property, anticipated mitigation costs associated with surface water impacts, sanitary pump station and force main, required site retaining wall, and road improvements to Ellet's Crossing and Hickory Hill Road. The Graymont site is less preferred and less practicable to the Air Park location as development will likely be 2.5X the estimated cost to the Applicant.

2. In accordance with 9 VAC 25-210-80 B 1.h, please provide a conceptual hydrology monitoring plan that will provide adequate information to determine success of the remaining surface waters adjacent to proposed Impacts 8A, 8B, and Impacts 12-17. This should include a map that identifies all surface waters where monitoring will occur,

proposed methods to monitor the remaining wetland areas, proposed monitoring period, and a proposed timeframe describing when a final monitoring plan will be submitted.

In order to obtain baseline data, the wetlands located below impact locations 12-17 and 8A-B will be assessed prior to construction and will continue to be monitored for a period of 3 years following construction. Monitoring will take place every fall within the growing season. Six (6) vegetation plots will be established throughout the wetlands located below impact locations 12, 14, 17, and 8A-B. Each plot will be a minimum of 400 square feet (11.5-foot radius) and marked at the center with a PVC stake to ensure data collection consistency from year to year. Hydrophytic vegetation will be monitored annually to assess any change in frequency or health of dominant wetland species. Ground level photographs will be taken in each of the cardinal directions (north, south, east, and west) for visual documentation. Soil samples will be taken within each vegetation plot to assess hydric soil status. Wetland hydrology will be monitored utilizing four (4) ground water monitoring wells placed within each of the major wetland systems located below impact locations 8A-B, 12, 14, and 17. A more detailed monitoring plan, including plot sketches will be provided to the agencies 60 days prior to the start of construction. The locations of the proposed monitoring are labeled in the attached exhibits.

3. In accordance with 9 VAC 25-210-80 B 1.h.(4), please provide a valid jurisdictional determination that includes the entire project limits. Currently, the limits of disturbance (LOD) includes areas within the study area limits that appear to be associated with proposed road improvements and utility corridors, which do not appear to be included in a confirmed jurisdictional determination.

   Please see attached JD information.

4. In accordance with 9 VAC 25-210-80 B 1.i, there appears to be a proposed water line that extends beyond the LOD in the southwestern portion of the project area, near the stormwater BMP outfall. Please explain if work beyond the LOD will occur.

   The waterline extending beyond the LOD displayed in the previous impacts mapping represents the location of a future water line. It has been removed from the impacts map. (Please see attached)

5. In accordance with 9 VAC 25-210-80 B 1.j, in addition to the cross-sectional drawings provided, please also provide a cross-sectional drawing at Impact 26.

   Please see attached cross sections which include Impact 26

6. In accordance with 9 VAC 25-210-80 B 1.p, an additional permit application fee is required to complete the application. Once the proposed impact information has been determined, DEQ will notify you of the fee amount.

   Understood, we have computed the additional permit fee to be $18,920.00 based upon the proposed impacts.

Thank you for your attention to this project. Please contact Matt Neely at (804) 200-6369 or matt.neely@timmons.com if there are any questions and/or if additional information is required.

Sincerely,
Timmons Group

Matt Neely, PWD
Senior Environmental Project Manager

CC: Bryan Jones (DEQ)
Todd Miller (USACE)
Tom Walker (USACE)
Elaine Holley (USACE)

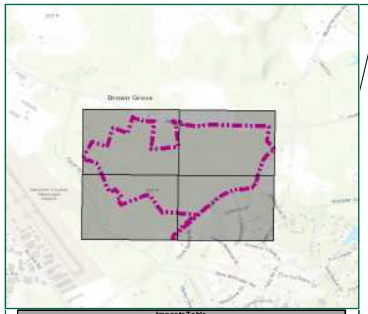
Attachments:

a) Estimated Cost Analysis Matrix (9/24/2020)
b) Wetlands and Waters Impact Map (9/24/2020)
c) Wetlands and Waters Impact Map w/ monitoring location labels (9/24/2020)
d) Offsite roadway and utility improvements JD information
e) Updated Impact Cross Sections to include Impact 26

Updated Estimated Cost Analysis (9/28/2020)

Site	Flippo	Blenheim	Archie Cannon	Graymont	Air Park
Wetland and Waters Impacts	app. 15 acres	app. 16.4 acres & app. 2,366 lf stream	app. .5 acres & 1,953 lf stream	app. 1.1 acres and 689 lf stream	14.8 acres
Estimated Development Cost					
Mitigation Cost	$ 1,050,000.00	$ 1,857,800.00	$ 620,900.00	$ 283,700.00	$ 1,029,350.00
Assessed Value	$ 2,005,100.00	$ 1,865,700.00	$ 9,326,600.00	$ 1,993,000.00	$ 4,406,000.00
Extension Hill Carter Parkway	$ -	$ -	$ 10,900,000.00	$ -	$ -
Signalization of Archie Cannon Dr/RT	$ -	$ -	$ 500,000.00	$ -	$ -
Sanitary sewer relocation	$ -	$ -	$ 750,000.00	$ -	$ -
Sanitary Pump Station and FM	$ -	$ 1,800,000.00	$ -	$ 1,500,000.00	$ -
Site Retaining Wall	$ -	$ -	$ -	$ 2,800,000.00	$ -
Sliding Hill Road Improvements (curve softening)	$ -	$ -	$ -	$ -	$ 500,000.00
New Turn and Acceleration Lane Sliding Hil Road	$ -	$ -	$ -	$ -	$ 290,000.00
Sanitary Trunk Sewer Extension Along Little River (14,000LF @ $200LF)	$ 2,800,000.00	$ -	$ -	$ -	$ -
I-95 Bore for Force Main Extension (700LF @$500/LF)	$ -	$ 350,000.00	$ -	$ -	$ -
I-95 Bore for Sanitary Main Extension (700LF @$750/LF)	$ 525,000.00	$ -	$ -	$ -	$ -
Ellet's Crossing and Hickory Hill Road Improvements (Blenheim-~9,500 LF @ $2,500LF)(Graymont ~3,500LF @ $2,500)	$ -	$ 23,750,000.00	$ -	$ 8,750,000.00	$ -
12" Water Main Extension Along Hickory Hill Road (6,700 LF @$150/LF)	$ -	$ 1,005,000.00	$ -	$ -	$ -
I-95 Bore for Water Main Extension (700LF@$500/LF)	$ -	$ 350,000.00	$ -	$ -	$ -
Offsite Easement Acquisition (8,300LF @ $60/LF)	$ 498,000.00	$ -	$ -	$ -	$ -
Lost Cost Savings Due Required Rezoning (est. 39 weeks X $150k/week)*	$ 5,850,000.00	$ 5,850,000.00	$ 5,850,000.00	$ -	$ -
Lost Cost Savings Due to Offsite Easement Acquisition (est. 78 weeks X $150k/week)*	$ 11,700,000.00	$ -	$ -	$ -	$ -
Est.Cost Total:	$ 18,578,100.00	$ 36,828,500.00	$ 27,947,500.00	$ 15,326,700.00	$ 6,225,350.00
Difference:	$ 12,352,750.00	$ 30,603,150.00	$ 21,722,150.00	$ 9,101,350.00	
Order of magnitude expense to preferred site	3.0	5.9	4.5	2.5	

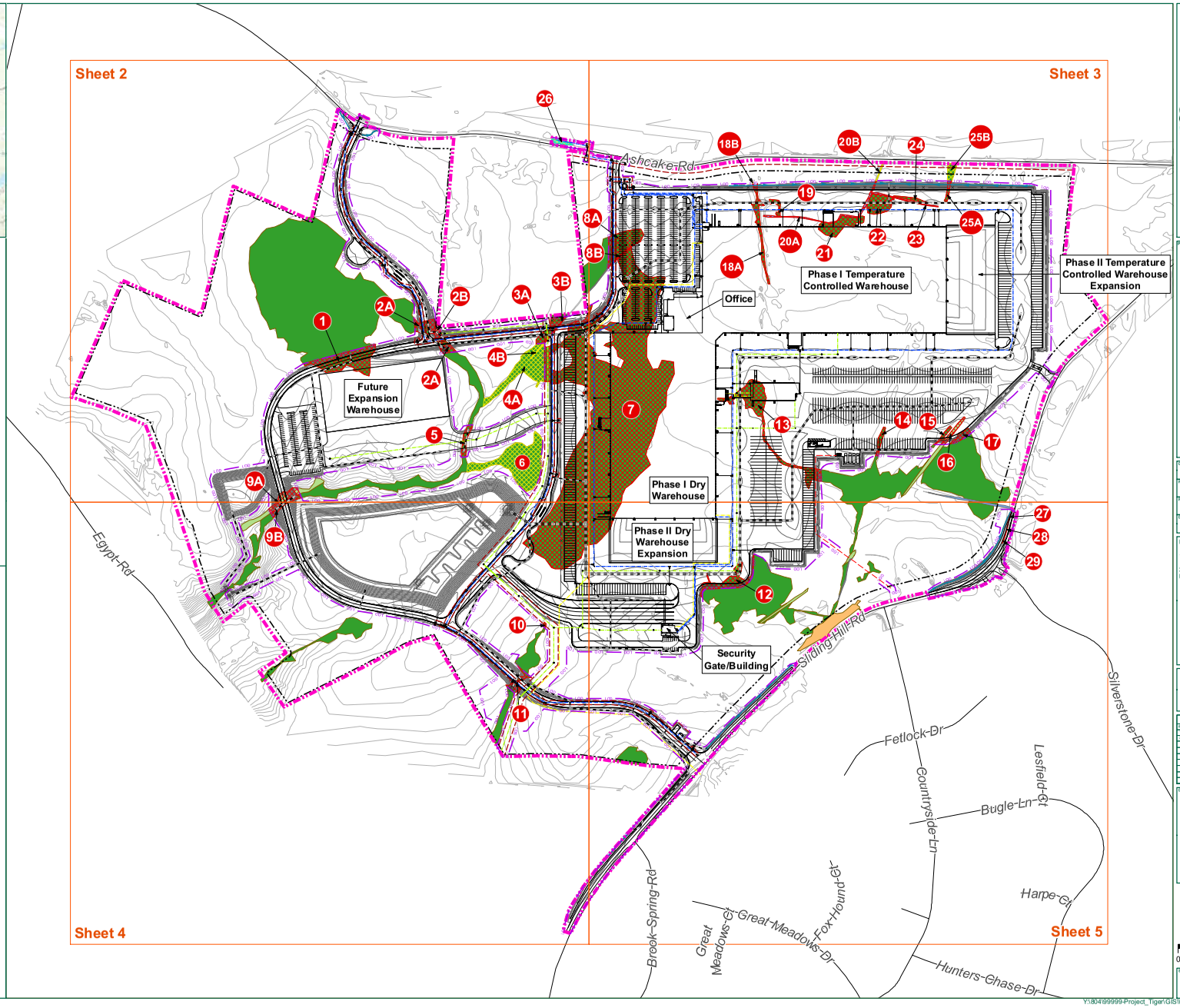
*** The Flippo site would require the acquisition of offsite easements. Based on this requirement, the total lost cost savings is based on the longer line item which is estimated to take 9 months longer, and not the combined lost cost savings of easement acquistion and rezoning, since they can run concurrently.**



Impacts Table					
Impact ID	Wetland (sq. ft) Impact			Ditch Impact	
	Temporary	Permanent	Secondary	Permanent Impact	Secondary Impact
1		22,550			
2A		8,496			
2B		2,610			
3A		5,705			
3B				574	
4A			22,223		
4B					357
5		3,085			
6			37,607		
7		434,465			
8A		15,038			
8B				505	
9A		5,247			
9B		2,734			
10		197			
11		3,465			
12		10,864			
13		23,924			
14		1,954			
15		1,037			
16		2,199			
17		2,462			
18A		6,179			
18B			13		
19		1,524			
20A				3,607	
20B					416
21		10,252			
22		9,003			
23				1,378	
24		1,491			
25A		1,276			
25B			2,741		
26	1,473				
27		48			
28				250	
29		29			
Total	1,473 sq ft	575,874 sq ft	62,584 sq ft	6,314 sq ft	773 sq ft
	0.03 ac	13.22 ac	1.44 ac	0.14 ac	0.02 ac

Legend

- Project Study Limits - 219.6 Acres
- Limits of Disturbance - 128.5 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
- Temporary Wetland/Ditch Impact
- Secondary Wetland/Ditch Impact
- Palustrine Forested (PFO) Wetlands
- Palustrine Emergent (PEM) Wetlands
- Palustrine Scrub-Shrub (PSS) Wetlands
- Ditch
- Proposed RIPRAP
- Property Setback
- Proposed Fence
- Proposed Ditch
- Proposed Utility Easement
- Proposed Culverts
- Proposed UGP
- Proposed Sanitary Sewer
- Proposed Gas Pipe
- Proposed Water Pipe
- Proposed Grading
- Existing Grading



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1001 Boulders Parkway, Suite 300
Richmond, VA 23225
TEL 804.200.6000
www.timmons.com

PROJECT NAME & LOCATION
WEGMANS DISTRIBUTION CENTER
HANOVER COUNTY, VIRGINIA

DATE 09/08/2020
PROJECT NUMBER 43977
PROJECT NAME WEGMANS DISTRIBUTION CENTER
DESIGNED BY / DRAWN BY A. MEHFOUD

Notes:
1. Project limits are approximate.
2. Topography based on USGS LIDAR.

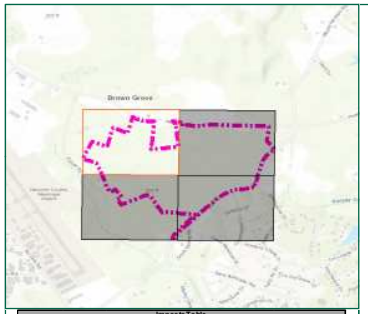
REVISIONS

#	MM/DD/YY	DESCRIPTION
1	09/01/2020	Revised per updated site layout
2	09/08/2020	Revised per updated site layout

DRAWING DESCRIPTION
WETLANDS AND WATERS IMPACTS MAP

SCALE (FEET)
0 225 450
PLANS PRINTED AS 11X17 ARCHAUE SCALE
SCALE: H:1 " = 225 '
SHEET NUMBER: 1

Y:\804\99999-Project_Tiger\GIS\WTIM\43977-PERM-WTIM.mxd



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3B				574	
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4B					357
5		3,085			
6			37,607		
7		434,465			
8A		15,038			
8B				505	
9A		5,247			
9B		2,734			
10		197			
11		3,465			
12		10,864			
13		23,924			
14		1,954			
15		1,037			
16		2,199			
17		2,462			
18A		6,179			
18B			13		
19		1,524			
20A				3,607	
20B					416
21		10,252			
22		9,003			
23				1,378	
24		1,491			
25A		1,276			
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- Proposed Sanitary Sewer
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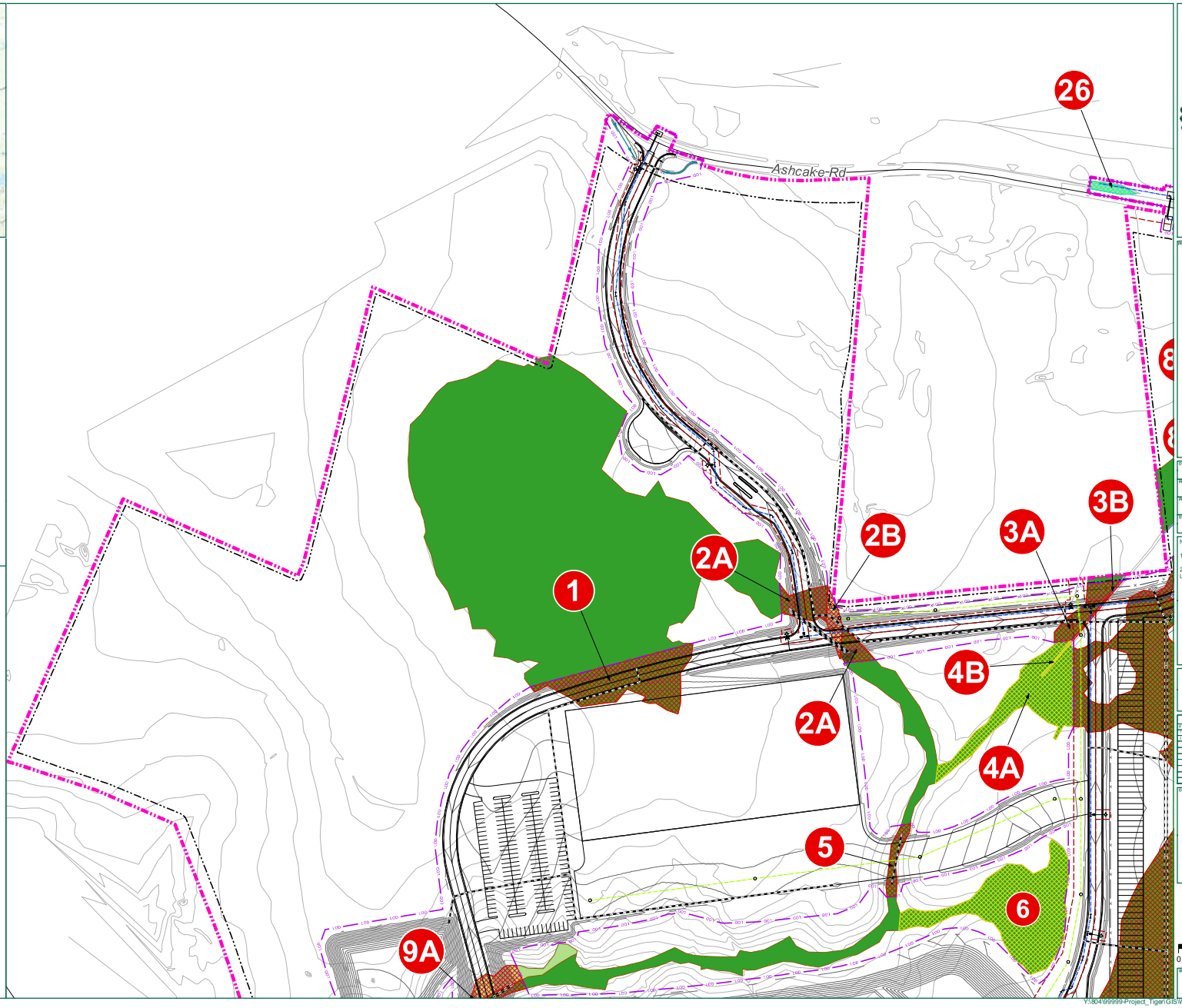
- Proposed Water Pipe
- Proposed Grading
- Existing Grading



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PROJECT NAME & LOCATION

WEGMANS DISTRIBUTION CENTER
HANOVER COUNTY, VIRGINIA

DATE: 09/08/2020

PROJECT NUMBER: 43977

PROJECT NAME: WEGMANS DISTRIBUTION CENTER

DESIGNED BY / DRAWN BY: A. MEHFOUD

Notes:

1. Project limits are approximate.
2. Topography based on USGS LIDAR.

REVISIONS

NO.	DATE	DESCRIPTION
1	09/21/2020	Revised per updated site layout
2	09/29/2020	Revised per updated site layout

DRAWING DESCRIPTION: WETLANDS AND WATERS IMPACTS MAP

SCALE (FEET)
0 100 200

PLANS PRINTED AS 11X17 ARCHAUF SCALE

SCALE	SHEET NUMBER
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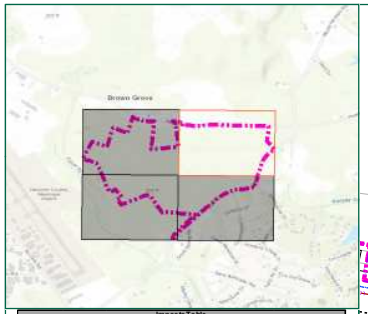

Impacts Table

Impact ID	Wetland (sq. ft) Impact			Ditch Impact	
	Temporary	Permanent	Secondary	Permanent Impact	Secondary Impact
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2A		8,496			
2B		2,610			
3A		5,705			
3B				574	
4A			22,223		
4B					357
5		3,085			
6			37,607		
7		434,465			
8A		15,038			
8B				505	
9A		5,247			
9B		2,734			
10		197			
11		3,465			
12		10,864			
13		23,924			
14		1,954			
15		1,037			
16		2,199			
17		2,462			
18A		6,179			
18B			13		
19		1,524			
20A				3,607	
20B					416
21		10,252			
22		9,003			
23				1,378	
24		1,491			
25A		1,276			
25B			2,741		
26	1,473				
27		48			
28				250	
29		29			
Total	**1,473 sq ft**	**575,874 sq ft**	**62,584 sq ft**	**6,314 sq ft**	**773 sq ft**
	0.03 ac	**13.22 ac**	**1.44 ac**	**0.14 ac**	**0.02 ac**

Legend

- Project Study Limits - 219.6 Acres
- Limits of Disturbance - 128.5 Acres
- Wetland/Ditch Impact
- Permanent Wetland/Ditch Impact
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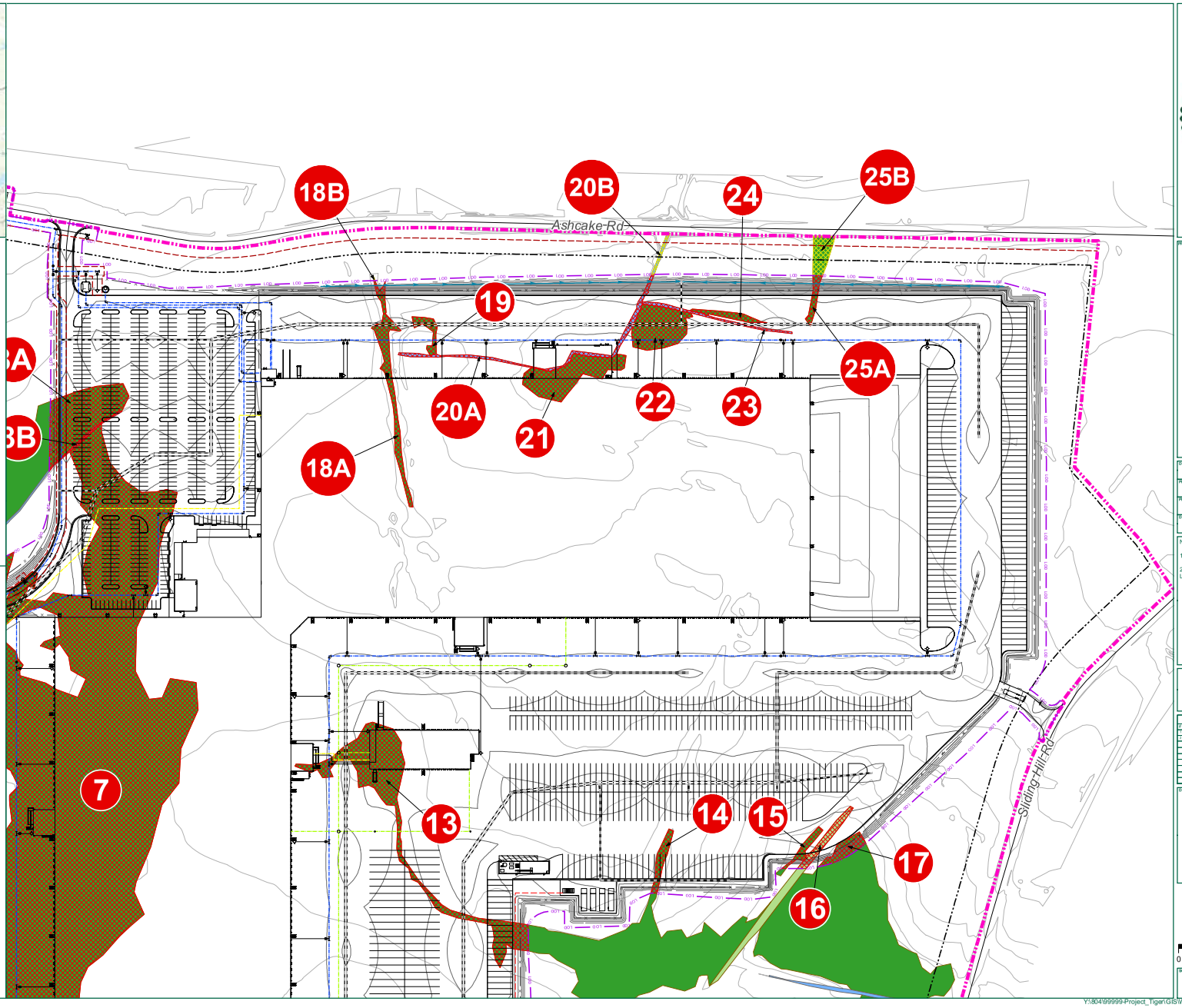

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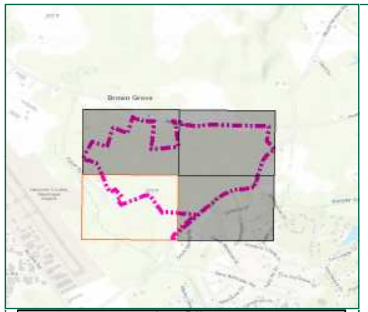

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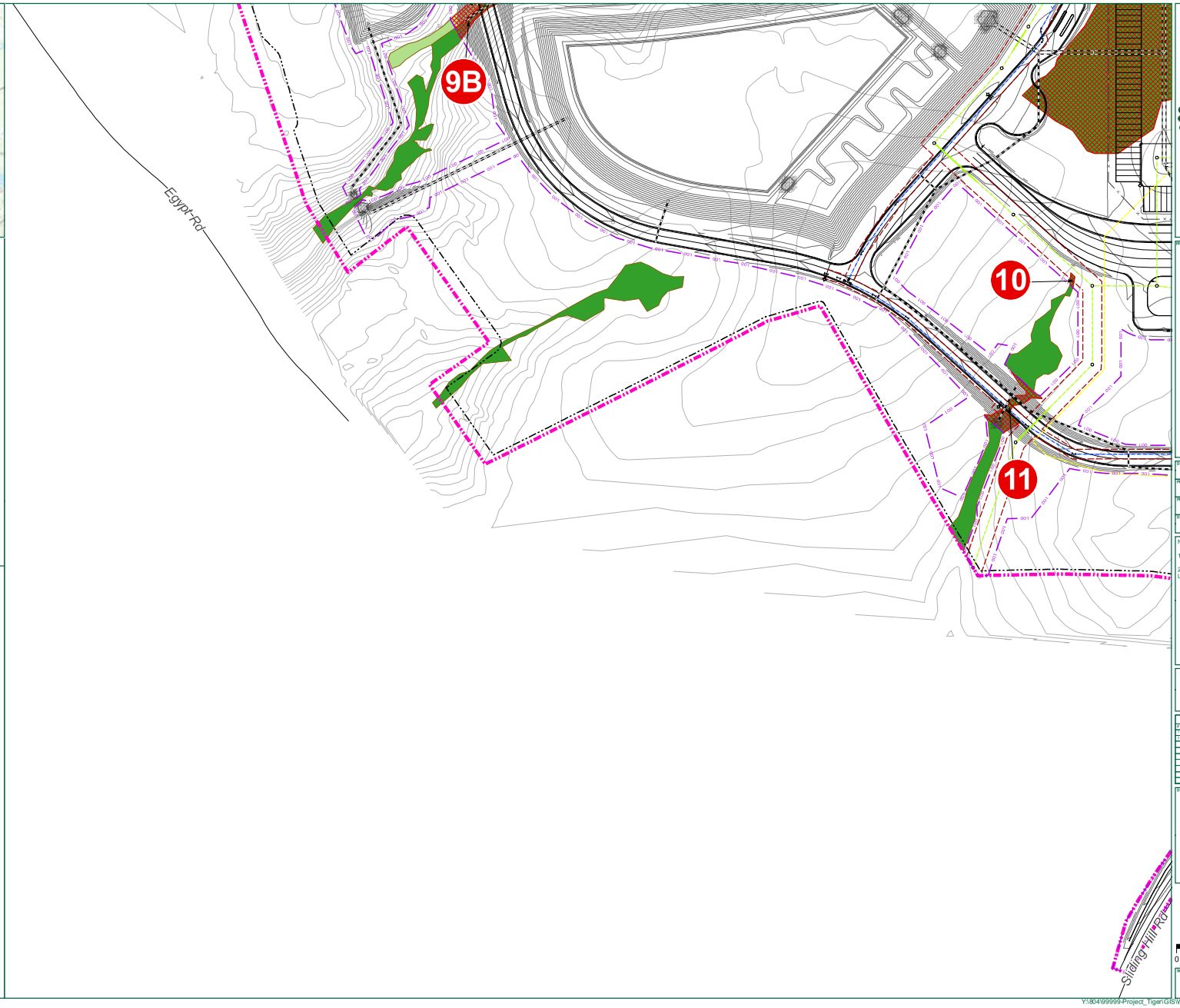

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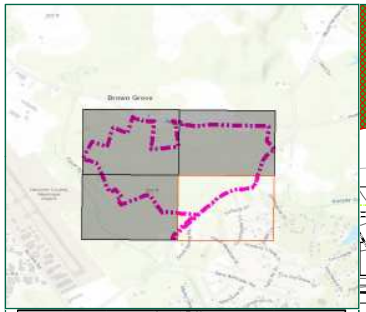

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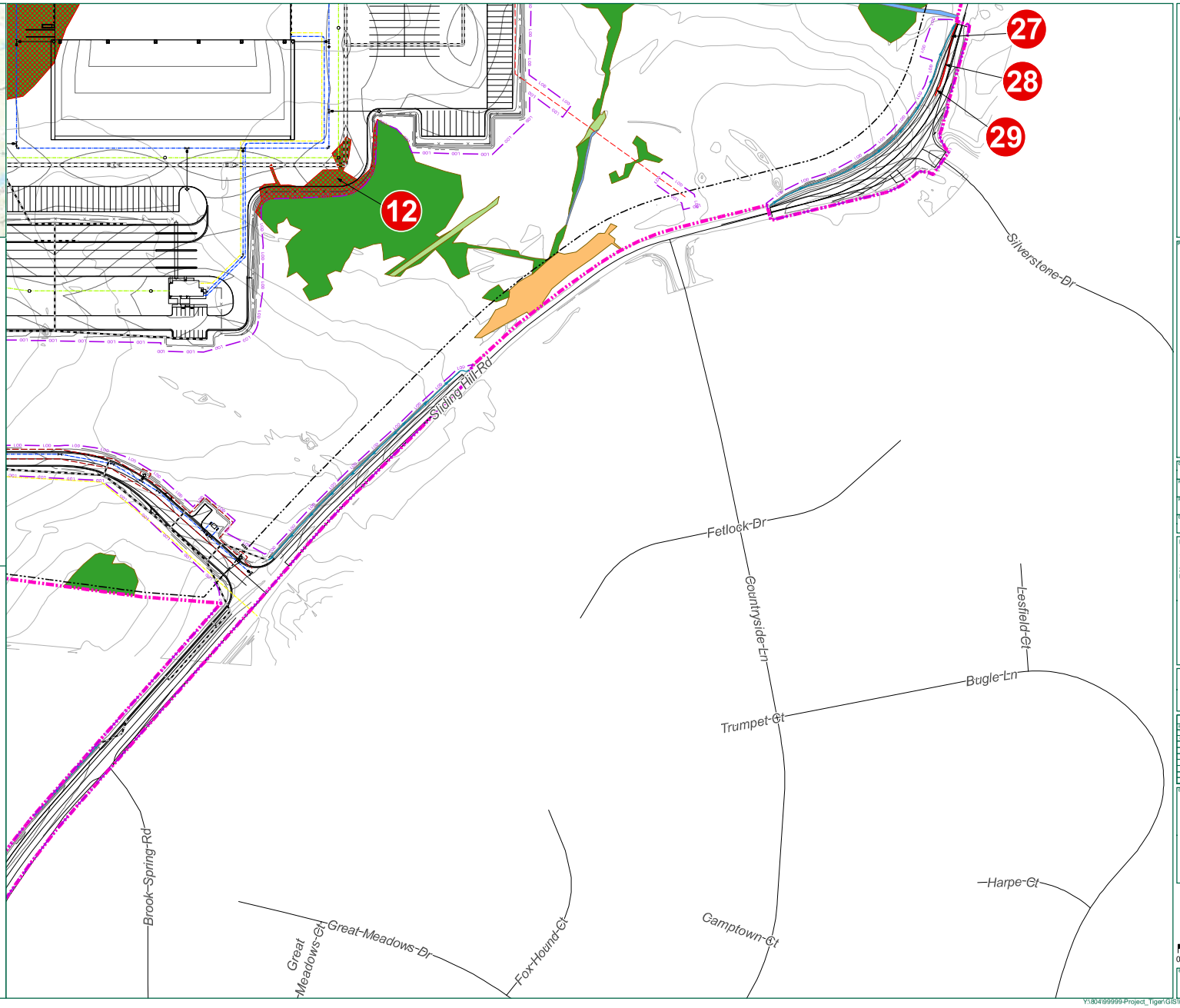

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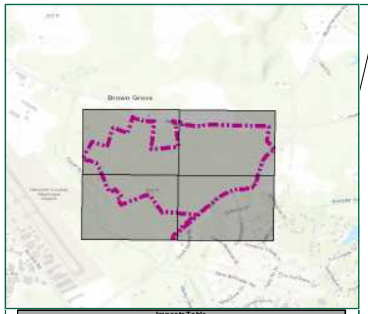

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SCALE (FEET)
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PLANS PRINTED AS 11X17 ARCHAUE SCALE

SCALE	SHEET NUMBER
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